



Department of Community Development
1309 Myrtle Avenue, Enumclaw, WA 98022
Phone: (360) 825-3593 Fax: (360) 825-7232

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Application Name/ LUA2025-0003
File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist

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

Property Owners: Trinity Lutheran Church
1535 Washington Ave,
Enumclaw, WA, 98022
Jason T & Heidi M Boyovich
24515 SE 440th St,
Enumclaw, WA 98022

Description of Proposal: Quarterra Multifamily Communities submitted a SEPA checklist, Land Disturbing Activity (“LDA”) and associated permit applications, for a proposed mixed-use development on the subject property. The proposed project will include 216 apartments across 9 three-story buildings, a central clubhouse and amenities area, 41 townhome units across 8 three-story buildings, and approximately 15,000 sq ft of retail/commercial space across 3 buildings. The proposed project will also include parking, open and recreation space, street and utility extension/improvements on approximately 13.97 acres. The property is located within the General Office District (GO) zoning district and the Mixed Use Overlay District.

Project Location: The property is locally addressed as 24515, 24631, 24711 SE 440th St, King County Assessor's Parcel Number 2320069041, 2320069156, 2320069213, 232006918.

Dates:

This application was submitted on: January 31, 2025
This application was deemed complete on: March 21, 2025
Notice of Application and Optional DNS issued on: April 4, 2025
This MDNS is issued: October 1, 2025

Project Documents: Digital versions of the project’s SEPA environmental checklist, environmental studies, and related project documents can be reviewed on the City Public Notice webpage (<https://www.cityofenumclaw.net/435/Public-Notice>) or by emailing the Community Development Department at permits@ci.enumclaw.wa.us. Hardcopies of the documents can also be reviewed at Enumclaw City Hall in the Stevenson / Yerxa Building (1309 Myrtle Ave, Enumclaw, WA 98022).

Environmental Studies submitted:

- SEPA Environmental Checklist prepared by Bradley Machat, Quarterra Multifamily Communities, dated January 23, 2025
- Geotechnical Feasibility Report by PanGeo, Inc, dated August 2024
- Wetland and Fish and Wildlife Habitat Assessment Report by Soundview Consultants LLC, dated January 11, 2025
- Stormwater Report by KPFF Consulting Engineers, revised July 2025
- Cultural Resources Inventory Report by HDR Engineering, Inc, dated February 2025
- Traffic Impact Analysis by TENW, revised September 25, 2025

- Historic Assessment by BOLA Architecture + Planning, dated February 20, 2025
- Intersection Control Evaluation by TENW, revised September 12, 2025

Other Approvals/Permits Required: Boundary Line Adjustment, Land Disturbing Activity Permit, Building Permit, Demolition Permit, DRB Review, Right-of-Way Permit, Sign Permits, Critical Areas Permit, WSDOT: Channelization Plan, Ecology: NPDES Coverage

SEPA COMMENTS

Agency Comments: Two (2) agency comments received for this project.

King County Department of Local Services: Katie Wendel, Senior Transportation Planner with Road Services Division, requested the opportunity to review the Traffic Impact Analysis and highlighted a section in the King County Code regarding mitigation requirements for projects with a direct traffic impact on King County Roads. Staff note that there are no King County roads directly adjacent to the subject property, so the cited King County Code provision does not apply.

WDFW: A comment from Washington Department of Fish and Wildlife (WDFW) was received after the comment period ended due to notice being forwarded to incorrect email. Staff proceeded to forward WDFW's comment to the applicant due to comments being related to an existing watercourse on or near the subject property. Beck Sessa, Biologist with Habitat Division, mentioned the possible need for a Hydraulic Project Approval (HPA) permit and wetland buffer requirements. The applicant provided a response to WDFW, and WDFW confirmed no HPA is required.

Public Comments Received: Seventy-four (74) public comments received during the comment period. Common topics of concern are regarding the project's adjacency to existing single-family residential neighborhood and buffer requirements, parking, traffic and safety concerns, capital facility capacity such as schools and fire services, general concerns about increasing housing costs, and preserving community and neighborhood character.

Since receiving all agency and public comments, the applicant has worked diligently and coordinated with staff to address these comments.

See Exhibit B for copies of all comments received for this project. Also see Exhibit C for applicant's response to comments.

SEPA REVIEW

Cultural Resources: A cultural resources inventory report (CRIR) of the project site was prepared by HDR Engineering, dated February 2025. Per the report, the inventory included a background literature review and field survey utilizing pedestrian and subsurface investigations (*CRIR doc pg. 57*). In addition, notification of field survey and dates were sent to tribes prior to survey commencing for comment or involvement (*CRIR doc pg. 57*). The CRIR report contained mitigation recommendations, including a requirement that the applicant obtain a State of Washington site alteration and excavation permit in accordance with RCW 27.53.060 and WAC 25-48 to perform site testing and topping with imported fill" (*CRIR doc pg. 57*). See more information under the CRIR report.

The applicant also submitted a Historic Assessment, prepared by BOLA Architecture + Planning, of the existing buildings on site. Per the report, based on the research, the buildings' architectural and historic integrity and the information cited in the surveys, none of the subject properties/buildings is recommended as eligible for listing under the State or National Register of Historic Places (NRHP) or as a King County Landmark (*doc pg. 1*). See more information under the Historic Assessment document.

Traffic Impacts: TENW prepared a Traffic Impact Analysis (TIA) for this project. Per the TIA, the proposed project is estimated to generate 1,956 net new weekday daily trips with 113 trips occurring during weekday AM peak hour and 157 trips during the weekday PM peak hour (*TIA doc pg. 1*). Weekday AM and PM peak hour Level of Service (LOS) analysis was conducted at 13 off-site study intersections. Existing and future level of service values range from A to E.

TENW adds that the project will improve its frontage along SR 164 to include a center two-way left-turn lane, paved shoulder, new curb/gutter, new 6-foot sidewalk and street lighting. The project will also extend Highpoint Street which will include a 20-foot paved roadway, curb/gutter, 4-foot landscape strip, 5-foot sidewalk, and street lighting. Highpoint Street has been identified as a Future Local Road connection on the City of Enumclaw's adopted 2024 Comprehensive Plan. The applicant is also working with the City and adjacent property owners in order to align Highpoint Street with the intersection to the north as required by engineering standards. See more information under the TIA document.

TENW also prepared an Intersection Control Evaluation (ICE) study for this project as required by the Washington State Department of Transportation (WSDOT). Current WSDOT process requires ICE study for each state highway intersection where new traffic control is proposed. The study was provided in order to evaluate potential improvements for the intersection of Highpoint Street and SR 164 (Griffin Ave). Per TENW, four (4) potential intersection control alternatives were identified and evaluated consistent with criteria established in the WSDOT Design Manual section 1300.05(1) for an ICE as follows: A) no action alternative, B) Two-Way Stop Control (TWSC) with Roadway Widening alternative, C) traffic signal with roadway widening alternative, or D) roundabout alternative (*ICE doc pg. 2*). According to TENW, based on the analysis presented in the ICE, the proposed TWSC with Roadway Widening Alternative is the recommended alternative at the Highpoint Street and SR 164 (Griffin Ave) intersection. See additional information under the ICE document (*ICE doc pg. 13*). A mitigation measure stating that the applicant shall comply with any applicable requirements by WSDOT regarding the ICE review and all other WSDOT requirements pertaining to improvements to SR-164 (Griffin Ave) has been included in this document.

Several interested parties, from the public participation/public comments, requested a fire gate along Highpoint Street in order to mitigate potential traffic impacts in adjacent neighborhoods. In coordination between the City and the applicant, two solutions were presented either a) to install a fire access gate along the southeast portion of the property at the easternmost end of 'Drive D' seen on the civil plans or b) to install a fire access gate at the current terminus of Highpoint Street to the southeast of the subject property which shall meet fire department requirements. Since then, the City has determined that the applicant shall install a fire access gate at the current terminus of Highpoint Street which shall meet fire department requirements. Highpoint Street is not currently built to a full-width street standard.

Impact Fees: Per EMC 19.24.040(A), "The city shall collect impact fees from any applicant seeking a building permit from the city, using the impact fee schedules in effect on the date of application." Impact Fees will be assessed at the time of building permit application and collected at the time of building permit issuance, based on complete building permit applications submitted.

Public Transit: Public transit service is provided by King County Metro Transit, and the closest existing transit stop is located approximately 600 feet (0.11 miles) east of the project site on Griffin Ave (SR 164) and provides access to DART Route 915 (*TIA doc pg. 8*).

Utility Service: Utilities including water, electricity, communication, and natural gas are available along SE 440th St, Griffin Ave (SR 164), and Highpoint St that can serve the proposed project. Water is available via the water network surrounding the site. In addition to constructing new internal water mains and services, the project will construct an 8-inch water main along the new extension for Highpoint St. Sewer will be served via off-site

extension from near the Pinnacle Lift Station along 244th Ave SE and SE 440th St into the development. The project is subject to a late-comer fee agreement for Pinnacle Lift Station.

In addition, the project is subject to the Department of Ecology (Ecology) 2019 Stormwater Management Manual for Western Washington (SMMWW) as adopted by the City of Enumclaw. Per the Stormwater Report, the project will achieve required flow control through a large detention pond in the northwest corner of the site and will achieve required water quality treatment through implementation of an Ecology approved Enhanced (metals) treatment facility located east of the detention pond (*doc pg. 10*). Per the Stormwater Report, stormwater runoff onsite will be collected by catch basins and area drains in the roadway and landscaping, respectively and runoff will be conveyed to the proposed treatment facility and subsequently to a detention pond prior to discharging to an existing stormwater conveyance in SE 440th Street (*doc pg. 4*). See more information under the Stormwater Report.

Critical Areas: A Wetland and Fish and Wildlife Habitat Assessment was prepared by Soundview Consultants LLC (SVC) was provided for this project. Per the assessment, SVC investigated the subject property for the presence of potentially regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species (*doc pg. i*). SVC confirmed a lack of onsite wetland; however, they identified one wetland (Wetland 1) and one stream (Stream 1) offsite within 300 feet of the subject property.

Wetland 1 is classified as Category III wetland with a standard 50-foot buffer per EMC 19.02.090. The applicant is proposing to reduce the buffer to a 25-foot buffer with wetland buffer enhancement that will improve wetland and wetland buffer function through installation of native trees and shrubs and removing non-native invasive species with the intent to increase shading, improve habitat diversity within the wetland and buffer, reduce the presence of non-native invasive species and lead to an overall net lift in ecological function within the wetland and associated buffers. Offsite Stream 1 is classified as a Type Ns stream and subject to a standard 25-foot buffer per EMC 19.02.100. Type Ns are intermittent and ephemeral streams or watercourses that are not used by fish but have enough flow energy to scour a stream channel to mineral soil per EMC 19.02.100.

Findings of Potential Environmental and Surrounding Visual Impacts: The City of Enumclaw encourages the following goals and policies within the adopted 2024 Comprehensive Plan:

Land Use Element Goal LU-7: “Preserve, protect, and strengthen the livability and human-scale of existing neighborhoods through design and form standards”

Land Use Element Goal LU-12: “Encourage general office and mixed-use residential uses along the Griffin Avenue Corridor that will provide for housing, employment, and service uses that will respect the character of the established neighborhoods and will not result in traffic congestion on Griffin Ave.”

Land Use Element Policy LU-12.1: “Provide design review and development standards for height, setbacks, landscaping, signage, building, and parking design to ensure an attractive setting compatible with adjacent established neighborhoods.”

In response to public comments related to setbacks, privacy and potential aesthetic impacts, the applicant has adjusted the project design and proposed voluntary mitigation measures along the southern property line. These voluntary adjustments include moving units away from the property line and locating garages proximate to the property line for visual screening as well as a planted landscape buffer.

Construction Impacts: The project has the potential to result in short-term environmental impacts with regard to construction noise on adjacent development. Other impacts include short term impacts to air quality during structure demolition and moderate impact to roads during construction. Also, there may be incremental impacts to the City's stormwater system, transportation system, and fire protection services. These impacts are expected to be mitigated by payment of impact fees, stormwater system improvements, and addressing construction site

disturbance control measures (Enumclaw Comprehensive Plan; Enumclaw Municipal Code (EMC) Chapters 14.10, 16.04, 19.24 and 8.20).

SEPA MITIGATION MEASURES

Required Mitigation Measures:

1. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Land Use Element LU-7 to “Preserve, protect, and strengthen the livability and human-scale of existing neighborhoods through design and form standards.” The applicant shall install a fire access gate at the current terminus of Highpoint Street located to the southeast of the subject property which shall meet fire department requirements. The applicant shall include fire access gate details on the Land Disturbing Activity (LDA) permit. The fire gate shall be installed prior to issuance of building occupancy permit for the first residential building.
2. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Land Use Element Policy LU-7.3 which states that “New multi-family, commercial, and industrial zones should be located where they will not disrupt existing established neighborhoods or be incompatible with existing land uses in terms of traffic, noise, or air quality.” During construction, ecology blocks shall be placed along the end of the Highpoint Street at the southeast portion of the subject property in order to limit construction vehicle trips from entering adjacent existing neighborhoods. The applicant shall show proposed details and location on the LDA permit and ecology blocks shall be installed prior to commencement of any ground disturbing activities within the site boundaries.
3. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Housing Element Goal H-2 to “Create and preserve affordable housing opportunities locally and with a regional perspective, and to strive to meet the City’s housing targets for households in all economic segments” and Housing Element Policy H-2.12 to “Encourage new multifamily housing developments to take advantage of the City’s Multifamily Tax Exemption program and provide at least 20% of the housing units in the development as units that are affordable to households making less than 80% of the city’s AMI.” Prior to Building Permit issuance for the first building, the applicant shall submit an application which meets the Affordable Housing Incentive under EMC 19.38 Article IV. Per EMC 19.38.340, the applicant shall include the following information as part of the Building Permit application on forms provided by the city. The project shall include at least twenty (20) percent of the two-hundred and sixteen (216) multifamily units as an affordable unit to households making less than 80% of the city’s AMI, as elected by the applicant. The affordable units shall be distributed equally throughout the apartment units and available in a range of unit sizes.
4. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Natural Environment Goal NE-8 to “Preserve and protect artifacts, historic, and culturally significant sites within the City.” The applicant shall comply with the recommendations by HDR Engineering Inc in the Cultural Resources Inventory Report dated February 2025. In addition, the applicant shall comply with all Department of Archaeological and Historic Preservation (“DAHP”) requirements, including a site alteration and excavation permit in accordance with RCW 27.53.060 and WAC 25-48, if required.
5. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Transportation Element Goal TR-6 to “Provide and maintain an inventory of locally owned multimodal transportation and identify regional transportation service needs”. The applicant shall extend Highpoint Street which will connect to Griffin Ave from its current terminus located to the southeast of the subject property. Highpoint Street has been identified as a Future Local Road connection on the City of Enumclaw’s adopted 2024 Comprehensive Plan. The applicant shall continue to coordinate with the City and adjacent property owners to align

Highpoint Street with the intersection to the north as required by engineering standards. All improvements to SR-164 (Griffin Ave) will be in accordance with Washington State Department of Transportation standards and Intersection Control Evaluation (ICE) study recommendations.

6. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Transportation Element Goal TR-6 to “Provide and maintain an inventory of locally owned multimodal transportation and identify regional transportation service needs.” Prior to issuance of the building occupancy permit for the first residential building, the applicant shall restripe the intersection of Warner Avenue and Osceola Street (244th Ave SE) to include a separate left and right-turn lane on the Warner Ave leg of the intersection if this improvement has not already been completed.
7. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Housing Goal H-1 “To preserve, protect, and strengthen the viability and stability of existing neighborhoods.” In order to reduce potential noise encroachments along the southern property line, the applicant shall install an additional layer of sheet rock or other equivalent noise abatement technology as approved by the Community Development Department on the proposed accessory structures (i.e., proposed garages) located along the south portion of the development.
8. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Land Use Policy LU-12.1 to “Provide design review and development standards for height, setbacks, landscaping, signage, building, and parking design to ensure an attractive setting compatible with adjacent established neighborhoods.” At the time of planting, the applicant shall meet landscaping buffer requirements with additional modifications to enhance privacy requirements such as increased tree sizes, depending on availability, along the southern portion of the development as follows:
 - a) deciduous trees at a minimum (min.) 2” to 2.5” caliper, 2.5” preferable
 - b) evergreen trees at a min. of 10’-12’ min. height
 - c) small accent trees at a min. of 1.5” to 2” caliper, 2” caliper preferable, and 10’-12” height.

Advisory Note: Prior to issuance of Building Permit for the first building, a Boundary Line Adjustment (BLA) and BLA agreement shall be recorded to reconfigure existing lot lines and outline the project’s compliance with the applicable zoning code.

Lead Agency: City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022
Responsible Official: Chris Pasinetti, Community Development Director

Mitigated Determination of Non-Significance (MDNS): The City of Enumclaw (lead agency) has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C, including locally implemented impact fees. This proposal, subject to the listed mitigation measures outlined herein, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This MDNS is issued using the MDNS process in WAC 197-11-350. A comment period on the MDNS is being issued using WAC 197-11-502 & -510.

Appeal: This determination is being issued pursuant to WAC 197-11-350 on the date below, this determination is considered final and subject to appeal upon issuance. Any appeal of this determination must be filed within twenty-one (21) calendar days from the date this determination is issued. A written notice of appeal and appropriate filing fee must be filed with the City Clerk by 4:00 p.m. on the final day of the appeal period.

Date of Issuance: October 1, 2025
Appeal Deadline: October 22, 2025

Administrator of Development Regulations and SEPA Responsible Official

Chris Pasinetti, Community Development Director

October 1, 2025
Date

Project Staff Contact: Wynstan Larsen, Senior Planner
Phone: 360-615-5725 Email: wlarsen@ci.enumclaw.wa.us

List of Exhibits:

- Exhibit A – SEPA Checklist
- Exhibit B – Agency and Public Comments
- Exhibit C – Applicant Response Comments
- Exhibit D – Traffic Impact Analysis
- Exhibit E – Intersection Control Evaluation
- Exhibit F – Wetland and Fish and Wildlife Habitat Assessment
- Exhibit G – Cultural Resource Report (not for public view)
- Exhibit H – Stormwater Report

Distribution List:

- Applicant
- Land Use Action Bulletin Board posting
- Posting on City of Enumclaw website, Public Notices
- On-site posting
- Agencies via email