

## MAIN THEMES

- Like amount of parking that exists as well as the small town feel, and want to preserve that even with adding more diverse housing
- Housing
  - Maybe smaller lots? Smaller houses – starter houses don't have to be so large
  - Multigenerational housing
  - Diverse housing throughout, others say cluster in one area.
  - Integrate other housing options into single family neighborhoods
    - Some say no mixed use in SF neighborhoods, though
  - More apartments with affordable rent, more senior apartments
  - Encourage residences within walking distance of downtown
  - Want senior housing near services
- More services in Enumclaw like basic necessities – socks, hardware store, etc.
- Keep downtown corridor, make improvements before adding
- Parks – more walkable, more facilities for children
- Improve sidewalks throughout
- Like historic look – brick, black and white
- Keep building height requirements as is, some say okay to increase a little bit, others don't want higher than 3 stories.
- Keep farming/agriculture a priority
- Prioritize small businesses + support for them over bringing in big box companies
- Keep open space/green/agriculture free of development, densify other areas
  - Focus on improving existing services before adding new ones
- Would be nice to have an actual hospital, also want steakhouse, ice rink, bowling alley

## TABLE DISCUSSIONS

### Residential – Table 1

- Diversify throughout
- Smaller homes → young families
- Incentivize smaller lots
- Pro-mixed use
- Senior housing near services

### Residential – Table 4

- Diversify housing → more affordable, smaller
- Integrate ADU, cottage, triplex into neighborhoods
- But, concerns about parking

### Facilities – Table 2

- Sewer, water, cole street facilities – as we expand, new homeowners pay for new facilities
- We have old pipes downtown, pipes in wrong places in some old neighborhoods (NH?)
- Should upgrade downtown, let rest of growth take care of itself

- Want parks walkable from most neighborhoods for kid safety

#### Services – Table 3

- No airport
- High property tax
- Keep parking
- Extend downtown corridor
- Improve sidewalks

#### Commercial – Table 5

- Want steak hs (house?) and bowling alley
- Not a lot of land → will need to retrofit 3 story 150'
- Community center might not be best location by/biz? Might be better for commercial
- Like historic look – brick, black and white
- Get back development rights and new downtown (vs. old downtown) → some newer, mix industry and light industry, maybe hotel
- Expand footprint CB1 or 2 a few blocks

#### Commercial – Table 6

- Need more commercial land
- Generally pro mixed-use, but regulations complicate
- Corner stores → concern with mini markets and crime
- Need the basic necessities supplied so communities don't have to leave Enumclaw

## POSTERS

Commercial uses and land: (**bold** were prompts on posters, all other text was added by participants)

- **Entice more commercial and retail uses to town** (3 votes)
- **We're okay with slight height increases, but not too much** (6 votes)
  - No more than 3 stories
- **If annexation becomes an option, how, when, and where would it make sense**
- Keep farming a priority (13 votes)
- Don't mix apartments and condos in single family neighborhoods – discourage mixed-use in single family neighborhoods (4 votes)
- 3 stories are good – we can't build out, so we must build up
- Ask developers to mitigate the impacts of their projects – traffic, loss of open space, noise (2 votes)
- Ice rink/curling facility for families

Encourage housing with and near services (**bold** were prompts on posters, all other text was added by participants)

- **Encourage residential uses in, or within, walking distance of downtown** (7 votes)
- **Pursue locations for retirement communities** (7 votes)
- **Mix subsidized and market rate housing appropriately near services** (4 votes)

- May not work well
- It will for seniors
- **Facilitate ADA-compliant housing everywhere in town**
  - Must change streetscapes if you do all over the city

#### Adopt incentives for housing choice

- **Adopt incentives for building starter homes** (4 votes)
- **Consider newer types of housing** (2)
  - Only in a few areas
- **Create smaller lots with smaller housing footprints** (2 votes)
  - ☹️
- Keep small town feel (10 votes)
- Build started homes on R2 sized lots (8400sf) (1 vote)

#### Rental housing supply

- **Cottage housing looks nice: provide more incentives** (2 votes)
- **Provide incentives for accessory dwelling units (ADUs)** (2 votes)
- **More apartments with affordable rent** (7 votes)
  - ☹️
- **No more apartments** (3 votes)
- Affordable senior apartments (4 votes)

## MAPS

### Eli

- Land limitations – would like MV, but retrofit costly, desirable existing design
- Like Bend, OR
  - Design old town w/ newer
  - Food truck pods
- Protect parking in downtown for comm.
- More ADA d. as well.
- Limit outside change, don't be Bonney lake (no big box)
- Local comm. For basic needs (local) → socks and underwear, hardware
- Incentive vs. less restrictions to encourage
- Clustering effect downtown → walkability
  - Keep it in dt, but need mixed use
- High property tax discourage comm.

### Fred

- No more annexing – except already developed areas
- Keep fields green, not buildings
- Don't rezone areas
- Incentive: small business
  - Education w/ reputable grant/loan options to start small businesses
  - How to set up and start?

- Pair entrepreneurs with open commercial spaces

## Isaac

- Risk of destroying character of town
- Write code so ordinary people can understand
- Love shutting down Cole Street
- Maintain larger lots
- Mix of small lots

## Talia

- Maintain what we have, address deferred maintenance, sewer/water – near term
- Support growth, as long as it pays for itself – longer term
- Gains
  - Keep Cole Street the same
  - Improving pool
- Losses
  - Growth will increase need in fire facilities/services
  - Losing out on opportunities to leverage other funding
- Themes
  - Look at lifetime costs
    - Reserves for future
    - Consider tax burden to residents
  - Make sure city work is efficient
  - Let residents decide when possible → accountability for residents
  - Growth should be growth – happening for the most part
  - Make sure facilities keep up with growth
  - Need flexibility to take advantage of opportunities

## Services Map

- Getting seniors to Foothills trail – can't cross 410, too dangerous, have to cross at QFC
- King Co Access is limited 9-3 M-F (disability) → need expanded hours and access. Isolates E. from rest of region. Makes appointments extremely difficult (Sea/Tacoma for specialist appts)
- People commute from E to elsewhere, means we have a lot more cars in our community now
- Have a "sometimes" movie theater
- Our core is vibrant, always get new businesses, new restaurant → our core is a differentiator
- More x-ings of 410 to connect downtown to Foothills trail
- Keep free parking in Enumclaw – we all need our cars anyways
- Service needed: new community center + gymnasium
  - Multi-generational, not just senior center
- Downtown events: some are free, all-ages, let's keep that
- Deep lake- nice walking trails here but no shuttle bus
- Overtime – consider expanding downtown, renovate and take care of what's there
- Improve sidewalk conditions and pathways to downtown, want streetscape to handle increase in population and needs
- We will outgrow city hall

- Our schools are overflowing
- Buckley (?) bridge needs to be expanded, get 1-2 hours backups on 410 – URGENT – “now is not too soon”
- Have a bus to Auburn – maybe we need bus to Tacoma? Does this change the small town feeling
- More facilities for kids: skate park
- No airport
- Property tax increases are pricing our farmers out (re: agricultural heritage”)
- Nice downtown core – we like to park and walk in our core, there is plenty of parking compared to other towns, and we should keep that

## NOTETAKER PACKETS

### Services - Talia

- 1. What types of services should be located near housing?**
  - Have senior bus system now. Don't have a lot of public transportation.
  - Don't need big buses, vans, electric would be good
  - Plug-in facilities (have 2)
  - Used to be pedestrian friendly, now its dangerous
    - Need safe sidewalks – lots of streets without.
    - Lots of sidewalks uneven
  - Senior citizen(?) runs van into rural area
  - Big trees in p. strip rips up sidewalk – smaller trees → root damage to sidewalks
- 2. On the map, let's talk about the most convenient ways to get around town now.**
  - Driving for most people, don't have a lot of bikes, no bike lanes → choose sidewalks. Also Care Van Rainier Wellness for medical appointments.
- 3. What connections are missing in terms of making it easier to get around town?**

No notes
- 4. Identify the destinations people frequent the most in town?**
  - People really do use our parks, story walk opening soon
  - QFC, grocery outlet, safeway, bars, hospital, library, churches, post office, fairgrounds: shuttle buses between street fair downtown (now we have occasionally would be nice to have it more regularly → maybe chamber of commerce on Rotery)
- 5. Where do you think access should be improved?**
  - Battersby cut access off to personal property
  - We'll need more medical facilities, urgent care to go along with increased senior housing
- 6. What suggestions fo you have for improving that access?**

No notes
- 7. Could you see yourself biking or walking more frequently if connections were in place?**
  - Sidewalks and bike lanes to foothills trail

- Routes to school – some people do walk, crossing guards for elementary now
  - Bringing kids to school via car works fine, or bus system is good
  - Camp Commotion – day camp, field trips
  - Parks are in parts of town with older residents
  - Baseball fields hard to get in and out
  - Need a sign that says Pete’s Pool (parking lot now)
- 8. Are there other destinations that might be needed to encourage more walking, biking, or getting around without a car?**  
No notes

## Residential – Chris Pasinetti

- 1. Do you support Enumclaw’s ADU regulations?**
  - Including developers to allow mother-in-law units. Revisiting the codes: what is so different. Everywhere. Parking – enough space. Building heights.
  - Possible build up? Streetscapes: consistent look
  - Bike lanes – incorporate sidewalk area for bikes
  - Parking lot for subdivisions
  - Kids in parks. Parks.
- 2. We have heard that folks like cottage-style housing in Enumclaw**
  - Cluster, open space.
  - Done well.
- 3. What is preventing folks from building more cottage housing?**  
No notes
- 4. Are there incentives you could imagine to encourage more cottage housing?**
  - Smaller lot, smaller house.
  - Setbacks → some type of yard if the lots too small
  - Street parking limits
  - RV + extra vehicle parking
- 5. Are there incentives you could imagine to encourage more infill development?**  
No notes
- 6. Where would you be most comfortable allowing duplex, triplex, or quadruplex housing in Enumclaw?**
  - Depends on where they put them. Don’t put them in SFR homes
  - Setbacks. They all have a place. Triplexes generally cheaper to rent. Next to existing homes, location.
- 7. One way to encourage starter homes (smaller and less expensive) might be to reduce the minimum lot size. Is there a minimum size you think might be appropriate for Enumclaw?**

No notes

8. **Some retirement communities exist in their own subdivisions, more like free-standing campuses. Other types of retirement housing could be fit in more piece by piece on smaller lots, perhaps closer to downtown. For Enumclaw, let's think about some costs and benefits for each.**
  - Don't want to become Federal Way.

#### **Other Notes:**

- Expanding downtown
- Shuttle service
- Diversity of housing
- Incentive to have a car/and (?) smaller homes for families.
- Senior housing near services
- More commercial land (?) mixed-use
- Modern design – Historic look. Brick
- CB1 and 2 a few blocks from downtown. Need for more commercial uses.
- More of the basics.
- Parks that are walkable for neighborhoods.
- Special improvement
- South Jordan, MT? Daybreak

#### Residential - Isaac Anzlovar

##### **1. Do you support Enumclaw's ADU regulations?**

- Great idea.
- Limits big box house
- Provide multigenerational housing
- Good place for young people
- If the lot is big enough
- Needs enough parking
- Affordable housing
- Provides senior housing options

##### *Group 2:*

- Depends on what you are using it for.
- Good idea to help meet housing needs
- Preserves land else(when?)
- ADU is not for younger housing
- Older people could sell/rent primary house to younger people

##### **2. We have heard that folks like cottage-style housing in Enumclaw**

- Restrict height
- Less impact

- Would favor dispersed throughout city
- Could help preserve views
- Shouldn't decrease value of existing house

**3. What is preventing folks from building more cottage housing?**

- Parking
- Person needs to have the resources.

**4. Are there incentives you could imagine to encourage more cottage housing?**

No notes

**5. Are there incentives you could imagine to encourage more infill development?**

No notes

**6. Where would you be most comfortable allowing duplex, triplex, or quadruplex housing in Enumclaw?**

- Nothing over 2 stories
- Should stay in appropriate zoning
- Confined into one area
- Need to have some kind of recreation option for kids
- Close to amenities

*Group 2*

- Closer to services
  - Provide transport to higher density areas
- Good idea for senior housing
- Disperse throughout the city
  - Intersperse them would encourage the same design as neighbors
  - Provide places for kids to play
- If used for subsidized housing then need to be by services
  - May not be a solution

**7. One way to encourage starter homes (smaller and less expensive) might be to reduce the minimum lot size. Is there a minimum size you think might be appropriate for Enumclaw?**

*Group 2*

- Smaller homes – gain, would not lose
- Requirement for new development to provide some smaller home → every third lot has to be a smaller home
- Starter home does not need to be 4 bed 3 bath
- Smaller lots would incentivize smaller homes
- Make lots so people can build their own house
- Regulate by percentage
- Small lot – small house!

**8. Some retirement communities exist in their own subdivisions, more like free-standing campuses. Other types of retirement housing could be fit in more piece by piece on smaller lots, perhaps closer to downtown. For Enumclaw, let's think about some costs and benefits for each.**

- If independent living then locate by downtown
- Group 2*
- Place near services
  - More senior housing
    - Prioritize over starter homes
  - Multi-use is a great option
  - Place by services
  - Current assisted living is covered

**What can't we change:**

- Keep the character
- "I love our little town"

**Seek housing choices for younger families**

- Reduce gov. regs.
- Create incentives for younger people to purchase older housing

**Losses**

- Changes since 2019 are losses
- Up-zoning is a loss
- Need to create regs to ensure existing residences are protected

**Gains**

- Closing down Cole Street

**Senior housing assisted living**

- Only 3 places
- 410 across from golf course – ours by the hospital
- Off of griffin
- Current have shuttle services

**High-density/multi-family**

- Located near
- Multifamily – 2+ units

**Impacts**

- Little lots – less storage opportunity for RV
- Cars parking on street
- Development needs to respect existing culture and history
- Write codes so it can be understood by the average person

## Commercial – Fred Sears

- 1. Non-residential uses provide jobs and services. Do you think Enumclaw needs more jobs and more commercial land uses?**
  - Preserve Enumclaw as is
- 2. What kind of commercial uses benefit the city today?**
  - Encourage local small private businesses
  - No large corporation businesses, big box, etc.
- 3. Would you support mixed uses (“residential apartments built over a shop on the ground floor”) in downtown or other commercial areas?**
  - Yes, maintain current height limits
- 4. What sort of incentives can the city provide to encourage local or neighborhoods businesses?**
  - Small business education perhaps through the dept of commerce
  - Repayable grants
- 5. What sort of incentives can the city provide to support other commercial uses?**

No notes
- 6. What is your tolerance for increased building height?**
  - No more than current law
- 7. Could you support corner stores in residential neighborhoods?**
  - Depends
  - No
- 8. What do you leave town to purchase that you wish you could get in Enumclaw?**
  - Basics
- 9. Are you satisfied with local professional services such as dental, medical, legal, accounting?**
  - Above average
- 10. Where would you locate new commercial, industrial, or professional office growth?**
  - Where it makes sense.

## Commercial.- Eli

- 1. Non-residential uses provide jobs and services. Do you think Enumclaw needs more jobs and more commercial land uses?**
  - +1 weed store, currently not allowed
- 2. What kind of commercial uses benefit the city today?**
  - Local biz
  - Chains are okay along 410

- Hotel (some disagreement)
- 3. Would you support mixed uses (“residential apartments built over a shop on the ground floor”) in downtown or other commercial areas?**
    - Yes, pro. Mixed opinion on height/design.
    - Need to balance to incentivize/mitigate
    - Height and retrofits make it challenging
  - 4. What sort of incentives can the city provide to encourage local or neighborhoods businesses?**
    - Street closure
    - Incentivize long-term
  - 5. What sort of incentives can the city provide to support other commercial uses?**
    - More small commercial spaces for small local biz
  - 6. What is your tolerance for increased building height?**
    - MV: what is in place makes sense, +1 for design
    - Dev: makes it harder
  - 7. Could you support corner stores in residential neighborhoods?**
    - Yes, just make sure it doesn’t look like a strip mall
    - Fil’s, existing, like it
  - 8. What do you leave town to purchase that you wish you could get in Enumclaw?**
    - Socks, underwear, lumber
    - Infrastructure to support
  - 9. Are you satisfied with local professional services such as dental, medical, legal, accounting?**
    - Ok with current services
  - 10. Where would you locate new commercial, industrial, or professional office growth?**

No notes

**Other Notes:**

- Steakhouse
- Bowling alley
- Locked land
- City should make it easy to help local biz to come in. costly to build/develop
  - Flexibility for developers
- Would be nice to have a real hospital
- Housing numbers/ presentation to: [esnjudy@msn.com](mailto:esnjudy@msn.com)
- It feels like somewhat a secret
  - Dave Bellestrosi – nw safe
  - Hedgeworks brewing

- Construction cos(?) (Waterwork?)

### Robin's Notes

- Application – not requested
- Density bonus exists but very limited
- Height/bulk bonus exists but for mixed-use only
- Fee waiver/exception – for senior housing
- Parking reduction – director determination
- Expedited permitting – every day not an issue
- Exempt impact fees – for senior housing – record a covenant
- Conditions on low-income or multi-family units- ?
- Director discretion -