



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

NOTICE OF APPLICATION AND SEPA REVIEW – OPTIONAL DNS PROCESS

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

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

Project Location: 24515, 24631, 24711 SE 440th St, Enumclaw, WA, 98022
Parcel #: 2320069041, 2320069156, 2320069213, 2320069188

Lead Agency: City of Enumclaw

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

Proposal Description: The City of Enumclaw received a SEPA checklist, Design Review, Land Disturbing Activity Permit, and Building Permits 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.

Date Application Submitted: January 31, 2025
Date Application deemed complete: March 21, 2025
Date of Notice of Application issued: April 4, 2025

Required Permits: City of Enumclaw SEPA Checklist, Boundary Line Adjustment, Land Disturbing Activity Permit, Building Permit, Demolition Permit, DRB Permit, Right-of-Way Permit, Sign Permits, Critical Areas Permit, WSDOT: Channelization Plan, Ecology: NPDES Coverage

Provided Environmental Documents: SEPA Checklist, SEPA Geotechnical Feasibility Report, Arborist Report, Traffic Impact Analysis Report, Wetland and Fish and Wildlife Habitat Assessment report, Phase 1 Environmental Site Assessment, Cultural Resources Report

The permit applications and available studies can be viewed on the City of Enumclaw website: <https://www.cityofenumclaw.net/435/Public-Notice>, by emailing permits@ci.enumclaw.wa.us, or mailing a request to the Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022.

SEPA Environmental Review: The City of Enumclaw has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) using the optional DNS process. Based on preliminary review, the City expects that this project will not have a probable significant adverse impact on the environment. The proposal may include mitigation measures under applicable codes, and the project review may incorporate or require mitigation measures regardless of whether an EIS is prepared. This determination is based on proposed mitigation measures, permit requirements and conditions, and applicable local, state, and federal codes.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts.

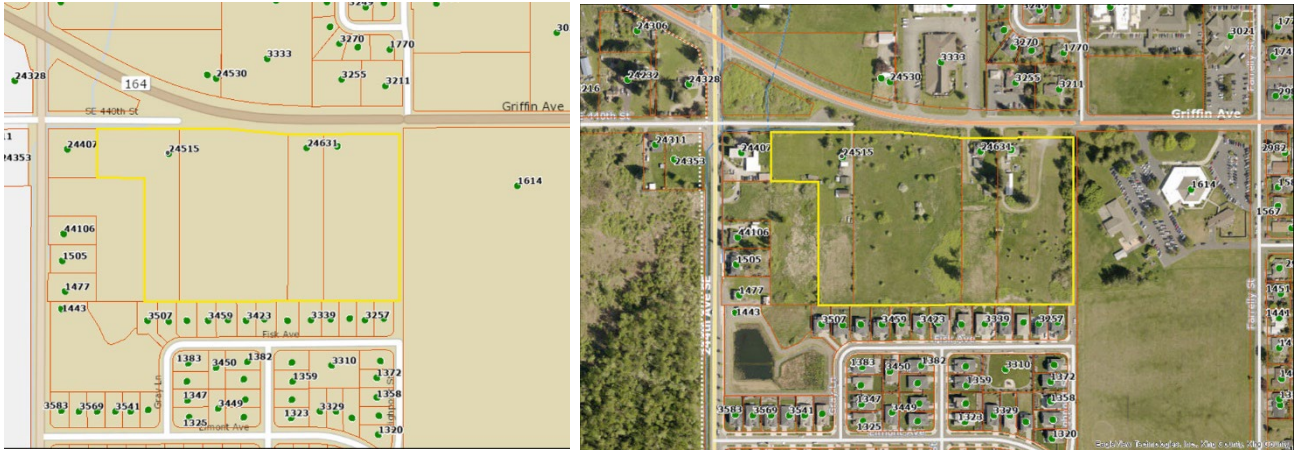
Public Hearing:

A public hearing is not required for this proposal pursuant to Enumclaw Municipal Code (EMC) Chapter 15.20. Public comment is accepted as described below.

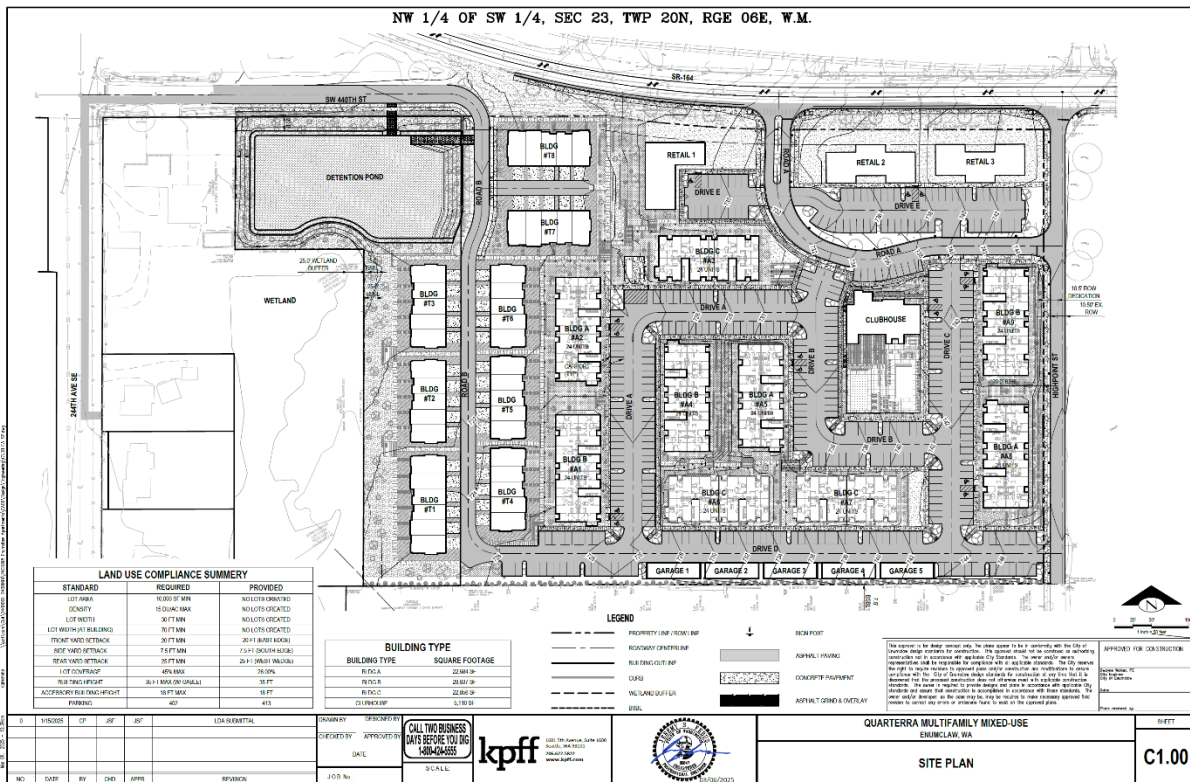
Public Comment:

The public is invited to provide comments on this application before **4:00 PM on April 21, 2025**, as part of the application's required 15-day comment period. All persons are welcome to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. The application will be processed as a Type II permit procedure. No hearing will be required unless an appeal is filed. Information regarding this application, a copy of the subsequent threshold determination, and the appeal process may be requested in writing. Written comments on this application must include the file number and applicant name, and submitted to: Enumclaw Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022, or emailed to permits@ci.enumclaw.wa.us.

Vicinity/Location Map



Proposed Site Plan



Notice of Application