



2502 8th St SW, Puyallup, WA 98373

Chris Beale, AICP  
Senior Planner  
City of Puyallup  
333 S Meridian  
Puyallup, WA 98371

RE: Comments on P-20-0085 Preliminary Major Plat & SEPA

Dear City of Puyallup,

Thank you for this opportunity to comment on the P-20-0085 Preliminary Major Plat & SEPA, otherwise known as Andrey's Estates. The La Grande Station HOA is submitting comments related to traffic volumes, safety, construction vehicles and green space. Additionally, La Grande Station is requesting safety improvements as well as construction concessions to mitigate impacts to La Grande Station.

La Grande Station, a Planned Unit Development (PUD), is an established, built-out subdivision with multiple public spaces including three HOA parks and other HOA green spaces. The new Major Plat, Andrey's Estates, will connect to La Grande Station via Chateau Drive. Of note, this connection to Chateau Drive will be the only egress option for new residents.

#### Traffic Volume

Most of the proposed lots in Andrey's Estates are eligible for up-zoning from single-family to duplexes and triplexes. This could result in an additional 19 household utilizing 26<sup>th</sup> Ave SW and La Grande Boulevard to access the new subdivision. La Grande Station consists of 94 single-family houses. The increase of 19 households is over a 20% increase in traffic volume utilizing 26<sup>th</sup> Ave SW and La Grande Boulevard. The traffic volume concern is amplified by the potential for 19 household due to the potential for duplexes and triplexes. The traffic volume from an additional 8 single family household is less of an impact to neighborhood streets.

#### Safety

As with any subdivision without a thru street between arterials, the streets in La Grande Station including 26<sup>th</sup> Ave SW and La Grande Boulevard are very low volume streets where children and adults on bikes and on foot share the road with vehicular traffic. Residents of La Grande Station have expressed concern with the extension of Chateau Drive, notably concerns with the grade, sight lines, and parking on the extension. The plats in Andrey's Estates are at a significantly higher elevation than existing houses on both Chateau and 26<sup>th</sup> Avenue SW. This significant elevation difference presents substantial safety concerns for both residents, in vehicles, on foot and on bicycles. There is grave concern for speeding vehicles down the steep grade and through the left turn to 26<sup>th</sup> Ave SW. This concern is amplified by the width of the extension and allowing parking on the extension of Chateau.

#### Construction

In Spring and Fall 2020, there was significant construction traffic issues related to grading the Andrey's Estates Plats. The construction traffic left debris on 26<sup>th</sup> Ave SW that had to be cleaned up by residents.



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Additionally, during surveying residents living in houses that back up to Andrey's Estates shared issues with contractors trespassing on private property, and in one case cutting greenery on private property. As you can imagine, this created concerns for negative impacts during construction of infrastructure (roadways, water, sewer, etc.) and housing units.

#### HOA Parks and HOA Green Space

La Grande Station is an established neighborhood of over 15 years with multiple HOA green spaces and HOA parks that are proprietary to La Grande Station for use by La Grande station residents. Two of these HOA green spaces are parks with significant playground and recreational facilities. Andrey's Estates is being developed without dedicated green spaces. As an adjacent subdivision through which residents of Andrey's Estates will have to traverse to access 9<sup>th</sup> Street SW, residents are extremely concerned with trespassing issues from new residents.

#### Requested Safety improvements and Construction Concessions

La Grande HOA is requesting safety improvements and construction concessions to address the traffic volumes, safety, construction vehicles and green space concerns detailed above. To address the traffic and safety concerns, La Grande HOA requests the following safety improvements:

- Chateau Extension
  - Narrow the width of the roadway to accommodate two narrow lanes of traffic to discourage speeding.
  - No Parking to address the sight line issues created by the difference in elevation between La Grande Station and Andrey's Estates as well as to address speeding concerns
  - Require sidewalks and a planting strip on both sides of Chateau Drive.
  - Speed bump or hump on the Chateau Drive extension.
- Intersection of 26<sup>th</sup> Ave SW and Chateau Drive
  - Make the intersection of Chateau and 26<sup>th</sup> Ave SW a 3-way stop
  - Curb bulb outs on the 26<sup>th</sup> Ave SW leg of the intersection to decrease the turning speed at the intersection.

La Grande HOA is requesting the following construction concessions to address construction vehicle traffic.

- Require construction vehicles to repair any potholes and excessive wear and tear on any street in La Grande Station.
- Require construction to occur between 8am and 7pm only.

La Grande Station requests the following design concessions to ensure there is a clean delineation between La Grande Station and Andrey's Estates.

- Require Signage on the Chateau extension to indicate that you are entering Andrey's Estates.



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Please feel free to reach out to discuss or for additional details. The best number to call is 251-408-1357. When emailing please include the following emails in all correspondence: [president@lagrandehoa.com](mailto:president@lagrandehoa.com), [vicepresident@lagrandehoa.com](mailto:vicepresident@lagrandehoa.com), [treasurer@lagrandehoa.com](mailto:treasurer@lagrandehoa.com), [secreatary@lagrandehoa.com](mailto:secreatary@lagrandehoa.com) and [mol@lagrandehoa.com](mailto:mol@lagrandehoa.com).

Sincerely,

La Grande HOA Board

Chris Bartlett, La Grande HOA President

Dan Laskowski, La Grande HOA Vice-President

Jeff Newcomer, La Grande HOA Treasurer

April Delchamps, La Grande HOA Secretary

Tom Fisher, La Grande HOA Member-at-Large