

**Lauren Hollenbeck**

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**From:** Anita Ashton  
**Sent:** Monday, March 1, 2021 10:53 AM  
**To:** Lauren Hollenbeck; Michael Kallas  
**Cc:** Curleigh (Jim) Carothers  
**Subject:** RE: DHV - Comment re proposed "CJ Dens" project site located at 715 SE Leadbetter Road, Camas WA 98607

Morning Michael,

I received your email to Lauren. Thank you for your comments and concerns from the Deerhaven residents. Staff is just starting the review the application and beginning to work on the staff report.

As we proceed with our review, we'll have additional answers to your concerns and comments.

If you have additional questions, please send me an email. Please make sure to include Lauren Hollenbeck on any emails.

Thanks, A

*Anita Ashton*

*Face coverings are required for pickup and delivery. Thanks!*

Project Manager  
Community Development Engineering  
Office: 360-817-7231  
Email: [aashton@cityofcamas.us](mailto:aashton@cityofcamas.us)

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**From:** Lauren Hollenbeck <[LHollenbeck@cityofcamas.us](mailto:LHollenbeck@cityofcamas.us)>  
**Sent:** Thursday, February 25, 2021 10:01 AM  
**To:** Michael Kallas <[mkallas@iwmhoa.com](mailto:mkallas@iwmhoa.com)>  
**Cc:** Anita Ashton <[AAshton@cityofcamas.us](mailto:AAshton@cityofcamas.us)>  
**Subject:** RE: DHV - Comment re proposed "CJ Dens" project site located at 715 SE Leadbetter Road, Camas WA 98607

Hi Michael,

I have copied your traffic questions/concerns to the Project Engineer, Anita Ashton, for a response. Do not hesitate to reach out should you have further questions.

Respectfully,

**Lauren Hollenbeck**  
*Senior Planner*  
Community Development  
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**From:** Michael Kallas <[mkallas@iwmhoa.com](mailto:mkallas@iwmhoa.com)>  
**Sent:** Thursday, February 25, 2021 9:21 AM  
**To:** Community Development Email <[communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)>  
**Cc:** Nancy Lambert <[nlambert@iwmhoa.com](mailto:nlambert@iwmhoa.com)>  
**Subject:** DHV - Comment re proposed "CJ Dens" project site located at 715 SE Leadbetter Road, Camas WA 98607

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Dear Ms. Hollenbeck,

I am writing regarding the attached notice and invitation for comment with respect to the proposed "CJ Dens" project site located at 715 SE Leadbetter Road, Camas WA 98607. We manage the Deerhaven Homeowner's Association located to the southeast of the proposed project. The Association is comprised of homes located in 45th Circle and along N. Adams Street north of SE Leabetter Road.

The Association is concerned about safety issues as the project moves forward and after it is completed. Specifically, Adams Street, which currently dead ends at the north end, will likely experience a significant increase in heavy truck volumes during construction, and in traffic volumes in general once the project is completed, and the Association is concerned that vehicle speeds will increase as well, especially as cars and trucks come downhill from the north. **There will be additional vehicular traffic once the connection is completed. The posted speed will be 25 mph.**

The Association would like to know whether speed bumps on Adams Street are part of the project design? While the addition of such a feature is not always ideal for those who must traverse them daily, they would likely help increase the safety for children that reside and play in the neighborhood. Also, can you please tell us what kind of signage is being contemplated along Adams Street and what speed is being contemplated for that street? **At this time, the required signage are street names and speed limit signs. The posted speed will be 25 mph.**

Thank you in advance for considering the Association's concerns and answering our questions about the project design.

**Michael A. Kallas**

Community Manager and Director of Association Management, CCM



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