

Carey Certo

From: Jiawei 'Alex' Ning <ningjiawei@gmail.com>
Sent: Monday, July 3, 2023 11:27 AM
To: Community Development Email
Subject: Request from the Community Development Dashboard for Information on the MacKay Property Project

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Hi There,

We live in Kate's Cove (NW 20th Ave) which is right across the street of this land. We learned about this rezoning request from our neighbor and mailbox later on. We are shocked and vehemently oppose this request for the following reasons:

1. The land in question is home to a variety of wildlife, including deer, coyotes, and rabbits. If this development proceeds, it would have a devastating impact on their natural habitat.
- 2.
2. The size of the land is excessive for an MF-18 zone. In the city of Camas, there is no other MF-18 zone as large as this one, if it were to be approved. This would inevitably lead to increased traffic congestion, greater demands on utilities, and a strain on the existing school capacity. With the potential for 558 units of condos or apartments (calculated as 18 multiplied by 31), our infrastructure simply cannot accommodate that many families in this area.
- 4.
3. Currently, it takes us a minimum of 5 minutes of drive to reach grocery stores, restaurants, and other amenities. This land would be better suited for commercial use rather than an MF-18 zone which can also boost local job opportunities. Additionally, the majority of prospective homebuyers in Camas express interest solely in single-family homes, rather than condos. Otherwise, they would not move from Portland, Vancouver, Seattle, or California.

Our neighbor shares the same opinion as us within the community. Therefore, in the best interest of the people of Camas, particularly those residing around this land, it is crucial to reject this rezoning request.

thanks,

Jiawei Ning & Yiting Chen