

**Madeline Sutherland**

---

**From:** Kim Bingham <ka.bingham@yahoo.com>  
**Sent:** Tuesday, March 8, 2022 7:12 PM  
**To:** Community Development Email  
**Subject:** Meeting 4/12 re: Lennar

**WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.**

Dear City of Camas,

I understand we must submit any questions we are planning to ask at the hearing in advance. I live in Holt's the Glades and most of our residents have similar concerns that we plan to raise at the April 12 hearing for the planned Lennar development. These are the concerns that I personally plan to raise;

- 1) North East 28th is currently an extreme hazard. People routinely drive 70 mph + in this heavily residential area. I understand that improvements hopefully leading to some level of safety is planned for 2025, I do not feel this area should become more residential in the meantime. School busses drop children off near this road and it is already an accident waiting to happen. If only one child is injured or killed, it is one too many.
- 2) Washington state is a beautiful, natural location on this planet. We are HIGHLY opposed to the cutting of more trees in this area. Holt Homes has been permitted to demolish an obscene number of trees for their phase 4 - 6+ of the Glades. Leveling an entire green hilltop has environmental impact as well as an impact on residents. Who else can help us in saving these trees if the city allows Lennar to cut even one more?
- 3) Lennar is known for building homes on small lots, extremely close together. In their Green Mountain development, this is mitigated by the large green space, playground and pool. The plans Lennar has submitted for their new development might as well be one giant concrete covered apartment complex. There is little green space and no amenities for their residents. These new residents will certainly seek open green spaces in our development. We pay homeowners association fees for the playground and the maintenance of our already-too-small green spaces. Lennar *must* provide humane green spaces for the residents they plan to add to this increasingly dense and bereft of greenery residential area.
- 4) We already have drainage and flooding concerns in our development. Several homes were flooded in November and we had a creek running through our backyard. A walk through Lennar's other nearby development shows that they struggle similarly. Backing so many homes up to our development will increase the existing drainage and flooding problem.
- 5) Turning this area of Camas into a wall-to-wall homes accessed by an already dangerous road might benefit some financially in the short term, but allowing limitless development has long-term consequences. Yes, we are impacted negatively and our home values will be reduced, but more than that: it is tragic for the awesome and unique city of Camas to become nothing more than a bedroom community, such as you might see in Silicon Valley. It may be fine in Vancouver, but no one wants that sort of thing here. Not only that, but there are clear long-term environmental aspects.

We are asking that this development not be allowed to move forward unless they have provided green space and playgrounds for their residents and also agree to not remove further trees. We also ask for Lennar to sponsor road improvements to North East 28th *prior* to adding more residents to this area.

Thank you.

Kim Bowman