

Carey Certo

From: Monika Svaricek <msvaricek@gmail.com>
Sent: Tuesday, July 26, 2022 1:56 PM
To: Community Development Email
Subject: Public comments for proposed Camas Station at NW 16th Avenue and Brady Ro
Attachments: PublicComment Brady_16thAve by Monika Svaricek.pdf

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Hello, please see the attached comments for the proposed Camas Station development at NW 16th Avenue and NW Brady Road.

Kind regards,
Monika Svaricek

Public Comment for Camas Station: NW 16th Avenue & NW Brady Road

July 26, 2022

Hello, my name is Monika Svaricek. I reside and own the property at 4263 NW Sage Loop – SE corner of the Parker Village development – my home is on Brady Road. I live and own this property since 2018 when it was built. Since then the road traffic/noise has increased threefold since I moved in, and even more since Brady Road was updated in 2020.

I have many concerns about the proposed Camas Station, see my following concerns that all pertain to a loss of home value and a loss of a residential community feel of the neighborhood.

1. De-valuing residential homes nearby.

- i. If this is built Parker Village will be sandwiched in between two commercial developments. The KinderCare that was approved for the building site on the corner of NW 20th and Brady Road. The gas station proposal takes away the residential atmosphere. I don't want to live next to a gas station and am concerned with the gas vapors – no 'top-off' signage at the gas station will not mitigate someone from topping off their tank. I don't want to live by a gas station.
- ii. No setback provisions set in place for the South side of Parker Village that borders the proposed development. Looking through the proposal I see no setback provision put in place for this part of the lot. This is disappointing the City gave no consideration for the homeowners of Parker Village.
 - 1. I'm also concerned the owner is responsible for interior landscaping maintenance for only 3 years starting from when the occupancy permit is granted.
- iii. Traffic: Brady Road is heavily trafficked since the new road was built in 2020. Chronic speeders and heavy traffic all day and into the late evening. Road noise is so bad that I paid to have better windows installed in my four year old home to help reduce road noise (not eliminate it).

- 1. Quoting the proposal: "The proposed development is estimated to "generate 543 new morning peak hour driveway trips, 408 new evening peak hour driveway trips, and 4,749 new daily driveway trips."
- 2. The proposed site doesn't allow for more traffic with the narrow one lane roads even with the proposed build out of turn lanes, the small intersection at NW 16th Avenue and Brady can't accommodate an even more increase of constant traffic.
- 3. I have serious concerns about how traffic will get in and out of the development from Brady Road. This road is heavily trafficked by

pedestrians, cyclist and school children coming and going to the school and park. Even with the proposed signage of no left turns in and out coming off Brady Road – people will still do it unless there is a physical barrier. Even so, there's only one solution to go North out of the proposed development. If wanting to go North out of the development one would have to turn left out of the development onto NW 16th Avenue which means crossing the Westbound lane onto 16th Avenue, and then a left to go North stopping at the intersection of Brady & NW 16th Avenue. This intersection cannot accommodate the amount of traffic the development will bring. This intersection is a patrolled school crossing zone. This fact alone should be taken into serious consideration by looking at the estimates the proposal shows for newly generated traffic.

4. Noise from constant cars and people at the Gas Station/Commercial sites will undoubtedly bring a noise level that cannot be mitigated by any rule or provision. Cars are loud and the comings and goings of people in and out of their cars – slamming car doors shut - will bring a level of noise pollution that cannot ever be mitigated.
- iv. Lighting – even with the proposed lighting of not interfering with residential adjacent properties the lighting will inevitable be a stark change and contribute to a commercial feel of the area instead of residential. In the proposal the submitter didn't propose or mention any signage for now. Again, this will not align with a residential feel of the neighborhood.
- v. Less than a mile from the proposed site are commercial properties that already have a gas station, drive through car wash and a drive through coffee along with available retail spaces.

The City should keep the property as residential. The City should look at affordable permanent housing – homeowners, not apartment complexes, so that the intersection at NW 16th Avenue and Brady can accommodate, and to retain a residential neighborhood feel of the local community.

Thank you for the opportunity for allowing me to share my concerns about the negative impacts of living and owning a home next to a proposed 2 acre gas station/commercial proposal.