

Madeline Sutherland

From: Ben Warren <bcdub49@gmail.com>
Sent: Thursday, September 8, 2022 4:20 PM
To: Community Development Email
Cc: Liya Liu
Subject: Comment Submission: 18th Avenue Subdivision

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Re: Case # SEPA22-12; File # SUB22-02; 18th Avenue Subdivision

To Whom It May Concern,

Thank you for the opportunity to comment on this matter. As neighbors in the Haven Heights community to the east of this property, we have the following comments and requests:

1) Traffic on 18th Avenue: Exiting Haven Heights neighborhood and onto 18th Ave. is dangerous due to limited visibility, especially looking to the east when exiting (facing north). With potential increase of traffic due to this new development entering and exiting from this street, I request improvements to improve safety for cars, bikes, pedestrians, etc. are made based on this impeded visibility. Recommendations include: clearing of shrubs/foilage, reduction of speed limit on 18th ave.

2) Trees and natural foliage: The NW is beautiful and clean in part due to our prioritization of trees and natural resources. I request that all trees and foliage along this new development be kept and maintained to 1) maintain natural habitat for local animals, 2) provide shade and beauty to the neighborhood, 3) maintain erosion control. The trees along the east side of this potential new subdivision are especially important to keep.

3) Playground and park: It is strongly requested that as a part of this development, a section of land be used for development of a neighborhood playground and open park space for families to use. At this point in time, Dorothy Fox is the closest park and playground for our family to walk/ride/drive. This park is located one mile away and requires crossing of THREE main streets that are heavily trafficked (18th Ave, Astor, St, and 23rd Ave). For both the safety and encouragement of healthy lifestyles for our Camas communities, I strongly request that playground and park space be incorporated into the design and execution of the 18th Ave Subdivision.

Thank you for your consideration,

Ben and Liya Warren