

Madeline Sutherland

From: adam wiener <anwiener@gmail.com>
Sent: Friday, September 9, 2022 11:11 AM
To: Community Development Email
Cc: Terry Tran
Subject: Re: SEPA22-12 18th Ave Subdivision (File # SUB22-02)

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To City of Camas Community Development,

As residents of the Haven Heights community directly East of this proposed development, we appreciate the opportunity to comment.

Our two biggest concerns are:

1. The proposal to connect this development to Hancock Dr very close to the intersection with 18th Ave. creates major safety concerns. Cars turning right onto Hancock will be turning almost immediately into the new proposed intersection, and blindly into where cars park to get their mail. Visibility turning onto 18th from Hancock is also already poor in both directions, compounded by school buses stopping there for pick up and drop off. Tripling the traffic there is extremely concerning without adding safety measures. Also, if this becomes a primary entrance for the new development, the new development should compensate Haven Heights for maintenance of the green spaces around these intersections (or the City of Camas should maintain these spaces, as Haven Heights will bear all the cost as the secondary user).
2. This area is in desperate need of green spaces and old growth tree preservation. The only shade between Haven Heights and the new development now is provided by the large trees that run along the shared border. The proposal appears to remove those trees. We implore Camas to work with the developer to build around those trees rather than cut them down. We also implore Camas to work with the developer to create some green space, even if small, similar to the undeveloped southern section of Haven Heights (this development appears to set aside zero green space aside from drain water runoff). This area is desirable because of the trees and green spaces, and it's very possible to meet growing housing needs and developer profits while preserving the natural beauty of the area through responsible planning.

Thanks,
Adam and Terry Wiener

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