

## Carey Certo

---

**From:** Kathie <kvh13@msn.com>  
**Sent:** Tuesday, July 18, 2023 5:59 PM  
**To:** Community Development Email  
**Subject:** Response to Mackay Annual Review Comprehensive Plan Amendment Request (CPA23-01)

**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 recognize the sender as a city employee and you see this message this email is a phishing email. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Please find my request below to **deny** the request to rezone of the following parcels to Multi-Family 18 (MF-18) 125185000,986055381, 125193000, 127367000 and 127372000.

The proposal to rezone the parcels listed above to Multi-Family 18 (MF-18) would be a mistake. I disagree with the findings that a large residential apartment community would not have a detrimental affect on current traffic in the area. Currently the surrounding neighborhoods are all labeled "Car Dependent" and only "Somewhat Bikeable" on real estate listing sites. The expectation that future residents of this community would choose to live there due to the ability to walk or bike to shopping, restaurants or work is inaccurate. Has a survey of the local employers been completed asking how many of their employees who currently live in nearby neighborhoods walk or bike to work ? The beautiful weather of the Pacific Northwest gives a very short season of what would be considered "walkable" for any purpose. Each apartment in this community would bring with it a minimum of one vehicle and more likely two, per unit. Adding zoning density to neighborhoods consisting of single family homes can also have a detrimental affect of those families investments as those homes become less attractive to future buyers and renters. Increased density also increases transience and turnover of residents in neighborhoods and decreases personal interaction and involvement among neighbors as these are short term housing and not long term commitments to a community. High density apartment communities are most successful in urban settings where residents can truly walk to their local restaurants, dry cleaner, grocery store and Starbucks within a matter of minutes. We do not want to see our neighborhood become 164<sup>th</sup> Ave. Lined with apartment communities, now significantly older and not looking nearly as nice when they were first built and only attracting lower rent due to age and bringing down the entire area.

Thank you,  
Katherine DeBoever