

Jan Coppola

From: J Tearney <jtearney@hotmail.com>
Sent: Wednesday, February 03, 2016 10:18 PM
To: Community Development Email
Subject: Fw: SEPA 15-14 Parklands at Camas Meadows
Attachments: lark.png

From: J Tearney <jtearney@hotmail.com>
Sent: Wednesday, February 3, 2016 10:05 PM
To: J Tearney
Subject: Re: SEPA 15-14 Parklands at Camas Meadows

I was unable to attend the approval meeting but would like my attached comments considered for the next approval process and would like to be notified of the date. Thanks.

From: J Tearney <jtearney@hotmail.com>
Sent: Monday, January 25, 2016 10:25 PM
To: communitydevelopment@cityofcamas.us
Subject: SEPA 15-14 Parklands at Camas Meadows

1) when NW Larkspur St is extended and widened to Camas Meadows Dr a few things should be addressed. The drain at the intersection of Larkspur and 61st Circle does not trap enough of the water flow going down Larkspur and much of it goes down 61st Circle. The drains at the bottom of 61st Circle cannot handle the excess and flooding between the houses at the bottom of the street occurs. I have sent pictures of the flooding to the city in the past. No water from Larkspur should be going down 61st Circle.

2) 61st Circle should have a dead-end sign set up just like Klickitat St. Numerous vehicles go down the street and have to circle out. This especially occurs during construction on other streets when the trucks are lost.

3) The intersection at NW Larkspur and NW 60th Ave will need to have a light put in. All the traffic you are funneling down the street is going to cause a host of problems. It is bad enough that 42 new homes are going in and now most people will take Larkspur to go by the Golf Course but you are also going to approve an additional 77 single family homes and 138 multi-family apartments in the Village at Camas Meadows.

4) There is a rumor that NW Payne St will revert back to Private. Larkspur needs some relief. People who bought homes on Larkspur did not expect it to turn into a freeway.

5) During the last snowfall Parents and their kids were sledding down Larkspur turning the street into far more dangerous ice conditions than expected. In the winter time Larkspur will require more supervision by the city if you are going to send so much more traffic down a steep street.

6) Will the trails in the Parklands be accessible to all or only available for the gated community?

7) The Village at Camas Meadows is described as a 'Village'. I only see planning for high density lots. One massive bedroom community does not make a village.

I missed the Jan 27th meeting but want to go to the next hearing. Who ever gets info on the next hearing please pass it on. I saw the video of the meeting online and I think we need to get more vocal.

- 1) People who are not against the project do not live on Larkspur. I doubt anyone living on Larkspur approves of this project.
- 2) There is not an effective buffer zone for current residences on Larkspur and the closest office building.
- 3) Traffic on Larkspur will be going up exponentially.
- 4) City commissioners should not be allowed to vote on a project of this scale unless they have come out and visibly inspected the impact of this proposal.
- 5) No proposal for creating safety on this very steep street was tabled. There seems to be not even enough money to widen the street let alone build the street with safety in mind for the residents that live on it. So I predict safety will be ignored until it is too late and someone is killed.
- 6) The proposed Kessi Engineering plan dated Jan 09/2016 did not show a building so close to the homes on Larkspur but instead showed a vegetated storm tract. It is an absolute game changer to put a building or parking lot that close to current homes.

The concerns for everyone can be mitigated to a great degree by a couple of changes.

- 1) Forget about punching Larkspur thru to the golf course. Simply because it was planned for a long time does not mean that it is a good idea. All access to the new development should be from the safe level street that goes by the golf course from the west. There are no private residences on that road. It is already capable of handling the traffic. It will cost the city a huge amount to make Larkspur safe for the expected traffic load and I just do not see Camas or the developers spending that money. So Camas will be open up to lawsuits for every accident that occurs.
- 2) Build your office buildings but give the residents on Larkspur the same amount of buffer space you so kindly allocate to residents on Klickitat.