
From: Melissa Castle <mmhauck@icloud.com>
Sent: Tuesday, January 26, 2016 11:18 AM
To: Community Development Email
Subject: Parklands at Camas Meadows case no. 15-14
Attachments: parklandssafetyconcern.docx; ATT00001.htm

Categories: Green Category

From: Melissa Castle <mmhauck@icloud.com>
Subject: parklands at Camas Meadows concern

Email is also in attached word document.

To Whom It May Concern,

I am writing in regards to case number: SEPA15-14 Parklands at Camas Meadows

Thank you for taking the time to read and really take to heart the comments I am going to make. Camas is a very family oriented town that I truly believe values the safety of all residents.

My family lives at 6110 NW Larkspur Street. We are the corner home at the bottom of the hill. Almost Eight years ago, my husband and I built our home in Camas with the anticipation of having a family and wanting our children to attend Camas School District. We purposely choose our lot on a dead end street. We understood that the sign at the end of the street referenced a possible extension in the future but when we looked into this, it stated that is was zoned for Business Park. This was a slight concern back then but we assumed that this would not ever cause a reason for Larkspur Street to be expanded or opened up. There were alternate routes that did not impact family homes that could be utilized.

Eight years later, we have two little boys (one is just over three and one is eight months). Hearing that Larkspur Street was possibly going to be opened up becoming a major road was heartbreaking. We immediately had fear about the boys ever playing in the yard or even going to and from the car with the amount of excessive traffic. Our fear and anxiety levels have increased dramatically. The night of December 19th, we were woken up in the middle of the night with a loud boom. A vehicle driving down Larkspur Street drove through our front yard and crashed into our home. If the driver had driven a foot to the left he would have taken out both of our vehicles in the driveway as well. The driver was sober and simply picked up too much speed coming down the hill. We are very thankful that no one was hurt and that the driver was wearing a seat belt. All of his airbags were deployed and his car was totaled.

I am going to bullet point some reasons why we are **not** in favor of Larkspur becoming a major road and why the land should remain business use. We are open to the idea of mixed-use if Larkspur Street is not opened up and extended.

*Larkspur Street is already an extremely dangerous road. It is difficult to drive down such a steep grade at 25 mph. Without traffic control such as speed bumps or humps there is no other way to slow traffic down to a safe enough speed.

*There are numerous accidents or almost accidents weekly going up the hill. I am almost hit with my boys in the car at least once a week. I have to literally stop before I approach 60th AVE and then still hope that no one is going to come up quickly and run the stop sign. Drivers ignore the stop sign coming off of 60th AVE. I can't even begin to imagine how many traffic accidents there are going to be if Larkspur is opened up.

*When the homes were built on Larkspur Street, there was obviously no intent that it would ever become extended. If this was the case, the driveways would have been much longer.

*The property values of the homes on Larkspur Street will decrease dramatically if that becomes a major road. We are looking at losing forty plus thousand dollars.

*The idea of widening the street to become a major road is an absolute un-necessary expense. The individuals that will work at the business park or even if residential is approved can use Camas Meadows Drive to the very nice newly developed Friberg-Strunk Road. Using 192nd Street is also another option. I am aware that Payne is a private street but it is also a road that is often accessed. When I do go down Payne, I have never witnessed anyone adhere to 25 mph and this is on a narrow street. I can't imagine the excessive speed drivers are going to have coming down Larkspur Street.

*If Larkspur is extended, what are we going to be allowed to put in our front yard for protection? Lake Road has walls larger than the 42" height limit. Is the city going to pay for this safety protection for the front of our properties?

*If this development remains business, there is no guarantee that the employees are residents of Camas or Washington. Why is the city going out of the way and using tax dollars to open a street for these individuals instead of looking out for the safety of the current Camas residents and tax payers?

I could continue on but the bottom line is that keeping Larkspur a closed street will not affect how successful the business park is going to be or if the residential homes (if approved) will sell. I am absolutely heartbroken that we will most likely have to leave our home where my boys will have both taken their first steps and that we have created so many wonderful memories at all because of what? Allowing someone a few seconds quicker access to work? We are going to have to leave our home and neighborhood that we love because of a non-necessary busy street. The possibility of one of our children being hit by a vehicle because it will be absolutely impossible for cars to remain under 25 mph or another car crashing into our home is sickening. I am aware that I was supposed to keep this professional and to the point and not to give you a sob story but I can't help it. I am mom, a full time elementary school counselor that works hard every day to ensure the safety of students. What kind of parents would we be to allow our children to potentially be put in harm's way? What kind of city would allow this when it is not necessary? I'm asking you to please re-consider and to keep Larkspur a dead end road.

Thank you for listening and considering.

Warmly,

Melissa Castle

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