

Lauren Hollenbeck

From: Community Development Email
Sent: Thursday, March 02, 2017 8:25 AM
To: Robert Maul; Curleigh (Jim) Carothers; Steve Wall
Cc: Phil Bourquin
Subject: FW: PBL High School

From: jgmackay@comcast.net [mailto:jgmackay@comcast.net]
Sent: Wednesday, March 01, 2017 8:19 PM
To: Community Development Email <communitydevelopment@cityofcamas.us>
Subject: PBL High School

To Whom It May Concern;

My name is John MacKay. I am the Owner and operator of the Hidden Gardens Nursery located at 4345 NW 16th Ave. Camas, WA 98607 (directly across from Prune Hill Elementary). It has come to my recent attention that the Camas School district is planning on building a "Project Based High School for up to 1200 students and, is remodeling the former Sharp Laboratories building into a Project Based Middle School. I studied the plan posted on the city of Camas website. I have no objections to the two schools and their prospective locations. However, I do have great concern that the traffic to the two schools and Sharp employees shall now egress and regress from SE Lacy Way onto SE Payne Rd. The impacts to the surrounding neighborhoods and, my own personal business shall suffer from this decision of dumping such high traffic counts on roads that possibly do not even meet current county standards. When the Prune Hill School is in session, it is almost impossible for my customers to enter or leave my property at peak school hours. The plan posted on the city of Camas website shows that there will be minimal or no improvements to NW 16th Ave, NW Tidland, NW 18th Ave, SE 40th St., SE Payne Rd for the new schools.

The roads of NW 16th Ave, NW Tidland, NW 18th Ave, SE 40th St., SE Payne Rd and all the lateral roads connected to neighborhoods shall suffer from the high traffic counts generated on a daily basis from these two, new PBL schools and Sharp employees. All one has to do is go and look at the line of cars at Prune Hill elementary every weekday in the morning and afternoon on NW 16th Ave. and the intersection of NW 16th Ave. and Brady Rd. OR, to look at the traffic that ensues from at the Camas High School each morning and afternoon to know that the amount of trips generated by these public facilities put a great impact upon the roads that surround said facilities. I dare say that the city of Camas would not allow a business to open and even operate this way if that business impacted the roads in this same manner as this PBL schools shall do to Brady Rd., NW 16th Ave, NW Tidland, NW 18th Ave, SE 40th St., SE Payne Rd.

There have been rumors that road improvements may be still in the works for the egress and regress of these new schools however, none of the improvement or modifications have been shown to the public. I formally request that a public meeting be arranged for concerned citizens, home owners and business owners to get better clarity on why such high traffic generating school campuses and an existing business (Sharp) can use already burdened roads without significant impact to the neighborhoods and business's surrounding said PBL school projects.

Sincerely,
John G. MacKay
4345 NW 16th Ave.
Camas, WA 98607
(360) 518-4716
[Hidden Gardens Nursery](#)