

From: [Robert Maul](#)
To: [Jan Coppola](#)
Subject: FW: SEPA17-03 Applicant: Camas School District, PBL Attn: Heidi Rosenberg
Date: Thursday, April 20, 2017 3:28:38 PM
Attachments: [image001.png](#)

And this one too please

From: Robert Maul
Sent: Monday, March 06, 2017 7:24 PM
To: 'jschroederj2k2@comcast.net'
Cc: Robert Maul
Subject: RE: SEPA17-03 Applicant: Camas School District, PBL Attn: Heidi Rosenberg

Good evening, Mr. and Mrs. Schroeder.

Thank you for your insight and comments. We are aware of the traffic concerns and have been looking into it very early on before the project was even submitted. What you may not be aware of is that the City, the School District and Sharp electronics have all been working together on coming up with a traffic mitigation solution that meets safety and concurrency standards. Sharp will be submitting under separate cover their project application which actually contains many of the necessary infrastructure improvements to the area included, but not limited to, a new signal at Pac Rim Blvd. and Payne, closing off the Sharp access off of Pac Rim, pedestrian crossings, and a new access at Payne and Lacy to name a few. They will pay for many of the improvements with some to be done by the district. I expect the Sharp application to come in sometime this week. Once we have them in hand they will certainly be available for the public to view.

A new entrance off of Pac Rim Blvd. is not proposed in part because the applicant (school district) does not own the interceding property between the school site and the road. Sharp still owns all of the land along Pac Rim before it hits the transfer station and they are not willing to sell access for a site that is already served by the existing private drive, nor can we compel them to since there isn't a road on any master plan in that area. Additionally the lower elevation of Pac Rim has environmental constraints and steep slopes to deal with, so that adds a considerable cost to the project. We as a city can only require improvements based on legal nexus and proportionality. In other words, do their impacts necessitate some improvements and are the costs of the improvements a fair ratio based on the actual impact to the corridor? It's also required that the applicant provide a detailed traffic study that analyzes the proposed project and it's impacts. We do have their traffic study and are reviewing it for compliance with our transportation master plan.

Your request for a public meeting is understood. There is going to be a public hearing on this matter in April tentatively scheduled for the 13th. We will make sure to send the hearing

notice to property owners beyond the normal 300' radius so we can include all neighboring neighborhoods and businesses.

Please let me know if you have other questions, comments or concerns.

Regards,

Robert Maul
Planning Manager

City of Camas

616 NE 4th Ave.

Camas, WA 98607

rmaul@cityofcamas.us

(360) 817-1568 Ext. 4255



From: Community Development Email

Sent: Thursday, March 02, 2017 8:26 AM

To: Robert Maul; Curleigh (Jim) Carothers; Steve Wall

Cc: Phil Bourquin

Subject: FW: SEPA17-03 Applicant: Camas School District, PBL Attn: Heidi Rosenberg

From: Jim Schroeder [<mailto:jschroederj2k2@comcast.net>]

Sent: Wednesday, March 01, 2017 11:33 PM

To: Community Development Email <communitydevelopment@cityofcamas.us>

Subject: SEPA17-03 Applicant: Camas School District, PBL Attn: Heidi Rosenberg

Begin forwarded message:

From: Jim Schroeder <jschroederj2k2@comcast.net>

Date: March 1, 2017 at 11:08:38 PM PST

To Whom It May Concern;

Our names are Jim and Jean Schroeder who lives at 1602 NW Beech Street. It has come to our 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. We studied the plan posted on the city of Camas website and have no objections to the two schools and their prospective locations. However, there is 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 their entrances from this decision of dumping such high traffic counts impacts many of us. 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 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, one could observe the heavy line of traffic that ensues from Camas High School each morning and afternoon to know that the amount of trips generated by these public facilities impact greatly 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 the 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 improvements or modifications have been shown to the public. Who would pay for these road improvements? I formally request that a public meeting be arranged for concerned citizens, home owners and business owners to get better clarity on why The City of Camas and Camas School District would even consider proposing an entrance other than somewhere along Pacific Rim Blvd. Not only will there be over 1,000 cars daily traveling on these roads which would include students, parents, staff and support personnel; but buses will also add to the congestion issues. Our community is growing, and having neighborhood schools isn't the issue. Without a formal public meeting to discuss this project further, it will feel as if our neighborhoods have not been given a chance to communicate our concerns in person. Help us understand why an entrance wouldn't be considered off of Pacific Rim Blvd where the roads have already been improved, and the impact to Camas residents and their access into and out of their neighborhoods

or businesses would not be affected.

Sincerely,
Jim and Jean Schroeder
1602 NW Beech St
Camas, WA 98607
(360) 834-1174