

City of Camas, Development Department and Hearings Examiner

**RE: Public Comments Regarding Dawson Ridge Subdivision.**

We appreciate the opportunity to make comments on the proposed development for Dawson's Ridge. While we understand that Camas is growing, and development will occur, we do not support the proposed development size and scope as presented without additional mitigation measures.

***Clarification:***

There is significant disparity in the reported number of single family, and multi-family (townhomes) that are being proposed at this site. What is the total number of home units to be developed, as in the narrative it states 43 single family homes, but in the Traffic Impact study page 2 states 55 single family, and 25 townhomes? Additionally, in the narrative it states all lots are to be single family, but townhomes are to be built, townhomes are not single-family per definition.

***Lack of Park Space Availability:***

Playground, and playfield space on the west side of Prune hill is heavily used by current residents. New public play space areas are needed to accommodate the proposed growth and we request this to be a condition for this new development.

In the Parks plan adopted in 2014 and accepted in the Camas 2035 plan, SU-11 (Proposed Special-Use Park, *Columbia Park*) was identified to be developed near Dawson Ridge. However, this park appears to be absent from this plan. Per the proposed park plan, this park should be placed ~1000 ft south of the intersection of NW McIntosh and NW Sacagawea. Per these plat plans this park is not planned to be established. If the park is going to be placed just south of the development, and the access will be via the private road, through a private gate, it is questionable that this park would be considered public given the restricted access.

***Traffic Impacts and Safety:***

We respectfully disagree with the Traffic Impact study.

The study does not include a major development (The Columbia Palisades Project) within 2 miles that is under development at Brady and 192<sup>nd</sup>, and hence this impact study does not fully account for traffic to be experienced at sites 1, 2, 3, & 4 per **Figure 5** within the Traffic Impact Study.

Additionally, the Traffic Impact study, states "The capital improvement programs for both the cities of Camas and Vancouver were reviewed to determine if any of the study area roadways or intersections are targeted for capacity enhancements. No projects were discovered in the study area." This is incorrect, per the City of Camas Street Improvement Plan,

Doc- @ <http://www.ci.camass.wa.us/images/DOCS/MAPS/sixyearstreetplan.pdf>, pg. 5 of 10, McIntosh street is planned to be widened, and have bike lanes added, this increases street capacity.

We feel the traffic impact study has understated future traffic conditions, and that additional traffic from this development will further reduce the level of service below acceptability. We feel the traffic impacts need to be reviewed, and additional mitigations enacted such as street and traffic control improvements.

***Pedestrian crossing improvements:***

Per the documentation of the development, a trail is proposed to be made within the development with intent to interconnect to the Deer Creek Trail System via going across the street. If the City wants to encourage people to cross the street, to make the trail system interconnect, safety improvements are needed to ensure both pedestrian and vehicle safety are assured. An example of this is the McIntosh pedestrian crossing by Klickitat Park.

***Street improvements:***

McIntosh is a street in poor repair, and was not designed for the type of traffic it is receiving. For the last several years, potholes have continually emerged, and reduce vehicular safety. In Fact, in 2017 extensive patch repairs were completed by the City. This development will add additional traffic trips, and that construction traffic alone will degrade the street further and faster, reducing safety for all.

We thank you for attention to our concerns.

Sincerely,

Ryon Edwards, View Ridge Estates Resident

Co-signee's (View Ridge Estates Residents)

Steven and Barbara Choy

Erwin Rawe

Kimberly Lee

Kate Brown

Betty Fullard-Leo

Dale E Wotring

Madeline Lyne

Gayle Gustafson

Dan Lyne

Derrick Smith

Nelly Fullard-Leo

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Glenn Caruso

Theresa and Adolfo Wurts

Shannon Miller

Leslie Kolisch

Jeannie C. Lee

Roland Haertl

Sherman R. Pauly

Jay and Mary Tee

Andrew and Lisa Glikbarg

**From:** [Ryon Edwards](#)  
**To:** [Community Development Email](#)  
**Subject:** Public Comments- Dawson Ridge  
**Date:** Wednesday, December 13, 2017 2:52:47 PM  
**Attachments:** [VREHOA- City of Camas Comments- Dawson Ridge-Final.pdf](#)

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Good afternoon,  
I am unsure if I will be able to submit these written comments in person, so I am sending it via email just case I am unable to make it.

Thank you,  
Ryon Edwards,