

From: [Jiri Vasat](#)
To: [Robert Maul](#); [Jiri Vasat](#)
Subject: Re: Revised site plan - follow up request from Awbrey Glen residents - 5/7/2018
Date: Monday, May 7, 2018 12:27:15 PM
Attachments: [L2.12.pdf](#)
[Mixed Use Master Plan and Phasing Plan SP1.1.pdf](#)
[1525719276924blob.jpg](#)

Mr. Maul,

Thank you for providing updated plans for developments. We do appreciate communication and sharing recent proposal.

Awbrey Glenn(AG) residents had follow up meeting.

Two critical issues were not addressed to sufficient degree in the recent revision.

1) Request: Create green belt along south side of the new development before approval is granted by City of Camas (Reference: Camas Design Manual, p 6, Massing & Setbacks, "Green belt - natural buffer")

- Buildings were moved from 18 ft to 35 ft from AG property line. However, it was estimated apartment buildings height will be 38 ft. In addition, two parking lots next to AG property line were not moved from original design (14 ft from AG property line). Houses facing parking lots have living rooms and bedrooms located on the ground floor. Latest design will generate unacceptable noise and light pollution in these existing houses. Will anybody from City of Camas leadership like to have multiple parking lots located 14 ft from bedroom window?

2) Request: Reduce three story apartments located on the south side to two stories before approval is granted (Reference: Camas Design Manual, p 6, Massing & Setbacks, "Mitigate scale and size differences").

AG residents requested to lower three apartments buildings on the south side of property to 2 levels. Compensate for lost rental space, AG resident suggested to developer build another 3 story building at one of the "green open spaces" located at middle of the development. Two apartment buildings aligned in parallel, and at 30 degree to AG property line, are facing existing ranches with large living rooms windows and bedroom located on the ground floor.

In separate e:mail it was indicated that developer is planning grading of property from 6-8 feet to "mitigate" height of the buildings. Grading may help lower height of apartment building at south - east corner on new development, but to much less degree in the middle the property. Grading will not have impact for existing ranches located at south - west corner of property.

Inline image



Please advise if two issues described above will be addressed and requested as "condition for approval" before/during planned "closed" meeting between City of Camas design team and developer on 5/30/2018

Jiri Vasat, D.Sc.
cell: 51-400-9540

On Tuesday, May 1, 2018, 2:07:33 PM PDT, Jessica <emailstoJessica@yahoo.com> wrote:

Hi All,

Attached is the revised site plan that was submitted to the City of Camas from Holland Development Group, along with Robert Maul's comments. We have not been informed of any hearing dates yet.

Jessica Potts

Good morning, Rodney.

Here is a revised plan sheet for the landscaping plan. The site plan is really grainy, so I'm trying to see if I can get a better electronic copy of it. At any rate all buildings were moved to 35' from the property line instead of 15' and they rotated two of the three buildings in such a way to help soften the linear visual impact of the buildings. They are also proposing to add a solid fence along the property line abutting your lots. Overall it appears as though they have listened to you and your neighbors about the design concerns. I will see if I can find a better site plan version in the meantime. Please let me know if you have other questions or need

any additional information.

Regards,

Robert

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