

From: [Jiri Vasat](#)
To: [Robert Maul](#)
Subject: Fw: Development - Feedback from Awbrey Glen Homeowners - proposal to Holland Group
Date: Monday, March 12, 2018 1:57:02 PM
Attachments: [Option_Parking Along Property Line.pdf](#)
[2 Story Apartments.pptx](#)

Mr. Maul,

Review memo below sent to Holland Group. You can discuss detail during meeting on Friday with AG residents.

City of Camas has big opportunity to increase tax revenue. There will be new apartments and commercial properties in Camas Crossings mix use development (North of SE 20th Str, total of 18 new buildings) and revenue from mix use development by Holland Group proposed at Grass Valley mix use development (South of the SE 20th Str.).

However, as we discussed below, the City of Camas leadership has to seek compromise between increasing tax revenue and not damaging interest of stakeholders like residents of AG neighborhood (loss of home value, loss safety and security, decline in quality of living - noise and light pollution) .

We are asking Holland group to eliminate three apartment buildings (72 rental units) located in south side of the development. To moderate this, they can add another three story apartment building (24 rental units) in the middle of development at place of the playground. Sum loss in rental units will be only 48 units (two three story apartment buildings). This proposal will no influence revenue from commercial part of the Grass Valley development.

I am sure the all current resident of all Camas community are interested to see how city management manages compromise between desire to grow tax revenue and treatment of current residents that contribute to Camas school taxes for 15+ years

Dr. Jiri Vasat

----- Forwarded Message -----

From: Rodney Potts <emailstorodney@gmail.com>
To: "bdaniels@hollandpartnergroup.com" <bdaniels@hollandpartnergroup.com>; Jessica <emailstojesica@yahoo.com>; Jiri Vasat <jvasat@yahoo.com>
Sent: Monday, March 12, 2018, 6:43:54 AM PDT
Subject: Development - Feedback from Awbrey Glen Homeowners

Hi Brenner,

Many of the Awbrey Glen homeowners met late last week, and came up with a list of concerns and recommendations.

Ideally, we would like to see the 3 apartment buildings closest to the homes of Awbrey Glen removed from the plan with a large green belt in place of them. If this is not possible, we would like to see garages along with a parking lot located between the apartments and homes. We also feel

there should be a number of additional elements added to mitigate the impact of these apartments (see attachments and list below).

- Height: reduced the 3 closest apartments to 2 story buildings and lower the ground level gradient as much as possible when laying the foundation. An additional apartment could be added in place of the playground area to make up for the reduction in apartment units.
- Buffer: green space with enhanced landscaping should include 3 staggered rows of large trees, as well as shrubs, between the apartments and homes
- Security/Sound: 8 ft concrete wall
- Lighting: Install low height parking lot street lights with covers to direct light down
- Exterior of apartments: stone on the 1st floor, wood accents and color similar to the homes of Awbrey Glen

Please confirm you received this email.

Thanks for your time and consideration.

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