

From: [Robert Maul](#)
To: [Heather Rowley](#)
Subject: Fwd: Grass Valley Development AG Resident Concerns
Date: Monday, June 18, 2018 3:32:45 PM

Begin forwarded message:

From: Jerry Gagliardi <jerrygroute60@yahoo.com>
Date: June 18, 2018 at 3:23:26 PM PDT
To: "RMaul@cityofcamas.us" <RMaul@cityofcamas.us>
Subject: Grass Valley Development AG Resident Concerns

Hello Mr Maul:

My name is Jerry Gagliardi, a current resident of Awbrey Glen, lot number 22. This email is concerning the proposed Grass Valley Development and the influx of people and cars exceeding the capacity of the area. The need for over 400 apartments between the Green Valley Development and Vancouver's Westside Loft Apartment's with the minimum 600 new residents filling those apartments living within one block of the 25th/20th Street's and 192nd Ave intersections is a traffic concern. This, of course, does not include the new employees that will also be commuting into the area. I invite you or any of the City Council to navigate through this area as I have done this past Friday & Saturday. I was stuck waiting through two cycles of a green light to proceed through 20th & 192nd. This is before an estimated 200 more vehicles are added, also trying to navigate through the 192nd Avenue corridor. This brings up another pretty sticky issue.

Resident's in Awbrey Glenn have a concern in the ability to reach Highway 14 from southbound 192nd and 25th Street. Alternatives now are commuting to 164th, making a dangerous u-turn on 20th & 192nd, or taking a chance to cross an ever-growing and crowded 25th & 192nd intersection. I believe the 46 families in Awbrey Glenn should have a safe passage to southbound 192nd without a risk of injury or worse. We pay our taxes and should not be left to fend for ourselves. The City of Camas did clear the way for this Development to be built & should be taking care of this issue for AG residents. Also 20th Ave is only a two lane road while they do have turn lanes it seems to be not enough to move all the traffic that your planning for the area!! Has a traffic impact been done for the future of this area? Just one other very important issue @ hand for the safety & well being of the residents of Awbrey Glenn & residents now living in the area.

Other concerns in regards to the Greenbelt:

The proposed 6 foot vinyl fence and row of 12 foot scrubs or trees does not reflect the natural habitat of this area in & around Awbrey Glen. This would likely look more like a border to a compound with very little effort created by the Holland Group Inc.

The two parking lots going off the ends of the southern (center) Apartment building drawn approximately 14 feet from the Homes in Awbrey Glen shows no finish to keep any unfamiliar or intoxicated visitor or resident from driving a car into someones living room or bedroom through the back of the parking lots. I understand the elevation may drop grade possibly 5 feet? If that is true there would have to be at least a 6 foot retaining wall to keep something like that from happening. It is necessary to have something this important explained by the Developer in consideration of their neighbors, Awbrey Glen residents.

Regards,

Jerry Gagliardi