

Carey Certo

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Sent: Thursday, July 28, 2022 2:02 PM
To: Community Development Email; Robert Maul
Subject: Camas Station

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We wanted to weigh in on the Camas Station project. We were unable to attend the meeting Tuesday night but spoke with a few neighbors that attended. We built the house across from the project in 1993 so have had a bird's eye view of the corner and neighborhood for 29 years. When we built, it was a pastoral setting with cows in the the field that now houses the Deer Creek development. We would park on our lot, planning our dream house in the country. We actually counted cars and it was about 6 an hour. We have watched everything grow. Now, at 8 AM, there are at least 15 cars going down 16th Avenue to turn left .School busses impact the area morning and 3ish 3/4 of the year. It is concerning that the intent is to place a gas station and convenience store where the school already makes it congested. They don't have adequate parking for school events or sports events as it is. We heard that the traffic study was done for one day. We were also told it did not include Tidland which is the little street in front of the elementary. That means all the cars driving east and conceivably continuing through the intersection and on to work are not in the count.Unless those counting devices were used, this seems to be an inconclusive study. We are concerned about the school children. There would definitely need to be crossing guards at all four crosswalks. We have been told this is not in the budget for the school district. Are the kids going to be diverting to the convenience store? That seems to be problematic.

Not too long ago, there was a fatality at the intersection where a motocyclist jettied through the intersection and a young woman (obeying the traffic laws) hit him. A few years before we built, a young girl was killed. It is a blind hill. We have heard at least 4 collisions from inside our home. Any given day, if we sat on our porch, I can guarantee we would see people run the lights. We actually called the Camas Police department a number of years ago to ask if it could be patrolled more and they said no because there was nowhere they could be inobtrusive and people would slow down. It is also hard for them to pull someone over when there is no parking on the streets, for the most part. That is one reason we have people constantly turning around in our driveway. (It is newer and gets black marks from all the turning.) We are being forced to consider fencing our lot. We were also told that at the north end of the Camas Station property, it will only be possible to turn into the property coming up the hill and to turn right going out but there would not be anything built to prevent drivers turning left going down the hill.

It seems a very optimistic view that this will not negatively impact this whole area. We have to turn around in our driveway now to get out on the street and then we need an accomodating driver to allow us into traffic. We were aware when we bought that the land across from us was zoned commercial. We just didn't dream it would be for businesses that cause a lot of traffic and impact the school. Will there be a liquor license or tabacco sold mere yards from the school? There was talk of a senior living center. That sounded ideal. A great setting and people could volunteer to help at the school. A Deer Creek neighbor was hoping for a neighborhood restaurant/bakery to bring neighbors together. I understand a coffee shop is going in but there are two Starbucks now in the QFC center maybe three miles away.

We love Camas. My husband spent the majority of his career here (39 years) working in downtown Camas and always intended to stay in our family home so we can continue to have our children's families come to visit.I don't know if the project will fly as outlined, but I would sure like it to be looked at again as if the planners lived in the area and considered the impact it would be making on a nice neighborhood.

Sincerely,

Susan and Kenneth S Albrechtson, DC

PS- Just as a matter of interest, you could look up on loopnet.com. The property was listed 1-4-2022 advertising looking for tenants. NOTHING had been said to the neighborhood at that time. Our home address was used. This was when it was under the first managenment company. It was updated 3-22-22.