

Carey Certo

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To: Community Development Email
Subject: Camas Station CUP22-02

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Hello,

I am a resident of Camas and am truly confused by the proposed planning of Camas Station. There are several factors that should be taken into consideration as part of this that must have been overlooked.

1. Road traffic:

--16th Avenue has no alternative for the high traffic that comes out of Prune Hill Elementary twice a day for 10 months out of the year. Every single day cars and buses are backed up and introducing new traffic here with destination businesses like retail and gas station would prove only to further create more traffic problems.

--Suggestion: 16th Avenue must be widened to accommodate the traffic flow at least past the water tower to allow traffic in the area to flow more smoothly. Alternatively, maybe only allow entrance to this retail space from Brady, as that area has much less backup traffic.

2. Children:

--Many many children walk to and from school every day. All of these elementary students are 11 and under, and most don't walk with parents. Considering the weather in the Pacific Northwest, many days of the year are rainy or at least wet. Increasing the car traffic in the area will increase the risk to the elementary school age students.

--Suggestion: Short of building a bridge or a tunnel to safely allow the kids to walk while avoiding the traffic, I don't see a better solution.

3. Gas station:

--How can this possibly be zoned for a gas station? I can't think of a more suburban area and a gas station seems markedly out of place. Every other gas station in Camas is next to a multi-lane road. This would be a first and opens the door to put one in the middle of Lacamas Shores, or any of the new developments. Additionally, it will be rendered redundant once the gas station down the hill near Highway 14 and 192nd is completed. What a terrible idea this is.

--Suggestion: Keep the light retail, etc, but ditch the gas station and only allow entrance from Brady to minimize traffic.

4. 16th Ave suggestion:

--Rather than widen the road, can it instead not do the dog leg around what used to be the plant store/nursery and instead go straight through to Brady? This would essentially make only necessary traffic go past the school, and greatly reduce the risk to students.

Thank you for your feedback request,
 Please let me know if you have any questions.

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