

**Carey Certo**

---

**From:** swati wilson <swati.wilson@sbcglobal.net>  
**Sent:** Thursday, July 28, 2022 3:56 PM  
**To:** Robert Maul; Steve Hogan; Greg Anderson; Bonnie Carter; Marilyn A. Boerke;  
 Community Development Email; Don Chaney  
**Subject:** Camas Station: LOTS of Problem; Citizens Angry.

**WARNING:** This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Robert,

Camas Station: horrible choice of 12-lane gas station in that location. Not only stuff now on ND but now LOTS of discussion in Camas Progressives FB page, full of very reasonable folks, all upset, me too. Now many of us will be interviewed for a CWPR article etc etc.


**Here's a smattering of what folks are saying in multiple posts in Camas Progressives. Please read with care, all of it. Please tell me if we are missing info, what all don't we know? Right now City Planners are not coming across well, nor Mr Turner and the Developer's reps. Its quickly turning into Election and Law Suit talk. Copy/Pasting just some from LONG active threads:**

So a Camas residential, school zoned area gets thrown under the bus because the gigantic freeway entrance development doesn't allow fuel, with the blessing of city planning staff who have recommended approval of the proposal.

UNACCEPTABLE.

"Columbia Palisades master development **\*\*does not allow fuel\*\***; therefore, Camas Station on will be highly desired by those traveling to and from the new development."

4141 NW 16th Ave, Camas, WA 98607 - Camas Station Retail Center | LoopNet

the 192nd freeway entrance. Master planners don't want the urban blight and pollution a gas station/convenience store brings. Those fancy homes on the hill don't want to look down on a gas station, but by all means, put it next to Prune Hill Elementary. 



Their argument makes little sense. If it is truly about convenience, there is a Chevron a few blocks from Columbia Palisades as well as a car wash, retail, coffee, grocery, etc. Except those are in Vancouver for city tax purposes? Way to sell out the kids for a quick buck, Camas.

agree - they are ramming it through because developer \$\$\$\$. Never mind increased traffic danger which kids (from three schools, including Odyssey/Discovery) already negotiate at that poorly designed intersection which has a hill rise right in the middle of it. Never mind the carcinogens. Never mind that EPA recommends gas stations be at least 1000 feet from schools (though that wouldn't fly either) - this proposed development is 300 feet from the Prune Hill Elementary's \*cafeteria\* and the reason I know that is a chemical engineer who works at Analog went to last night's meeting and told the lawyer/hearing examiner (who will likely give approval) that. 📧📧📧

If you would like to submit comments to the hearing examiner you have until 5 pm Friday as I requested that the record remain open. He granted us three days. The main points would be to state that while this is zoned community commercial and you understand development happening here, the proposed types of development do not enhance the community nor are services you as community members would utilize.

City planning staff repeatedly, enthusiastically, urged Turner to approve. Clearly they have been working with the developer for, based on my attending the meeting and listening to what was said - years, and clearly this process was kept tightly under wraps, most of us never knew about it at all until hours before the meeting. There were no public open houses, etc. City of Camas, imo is utterly complicit. They are taking the money and throwing the neighborhood surrounding Prune Hill Elementary under the bus. I mean, good god - the traffic study didn't even include 16th, and they \*belittled\* parent concerns about their children's safety. I am astounded.

I believe Public open houses are for the City's public projects, not for this type, but I'll check. A CP neighbor [Stephanie Roterig Pushkaric](#) posted about this development here on CP a bit ago, is how I knew about it first time. Its been posted on ND on July 13th - so a couple of weeks before the 26th Hearing. Personally, I'm trying to channel my discontent in a way that leaves out accusations and charges or conjectures of motivations like "taking the money" "throwing PH under the bus" stuff - usually not easily ascertained from attendance or video watching but the type of thing to ask City directly. And when you say "they" belittled - you mean City? I thought that was the Developer's rep.

Amy said city staff earlier, I noted the sarcasm from the Portland engineer. I appreciate your perspective, Shanti, and your advocacy. I'm very angry right now, and I do feel strongly that city planning staff let us down in a big way. They need a crash course in concerns regarding vulnerable road users, they shouldn't have allowed for a traffic study that only looked at Brady Road, not 16th and other feeder streets vulnerable

road users use. But whatever - it sounds like what is going to happen is going to happen. And I will never forgive City of Camas if Camas Station gets built. We will have to live with that for the duration. And if anyone walking/cycling gets hurt, I firmly believe the blame rests with those that allowed the project to proceed given limits of their traffic study. And that's just the acute risks - that doesn't even factor in longer term issues related to the pollution. In 2022, it's a breathtakingly backwards proposal to put in middle of a highly residential, school zoned neighborhood. Particularly since that parcel isn't even zoned for a gas station, as Amy pointed out (hence the only reason a hearing took place with the developer seeking conditional use approval).

... putting a commercial pad, of this size & nature where the Garden Center used to be, is one of the dumbest idea I've heard in my 27yrs as a Camas Prune Hill resident. What can I do to help ?

Before & after school traffic at that intersection is already a nightmare. This is basically on the lot that used to be the big outdoor floral, garden & decor place. Got my trees, & roses there 26yrs ago when we moved up here. That spot is bound to be developed, every square inch up here is .... but a gas station ? Its going to make it MUCH more dangerous for the hundreds of kids who walk to & from, including the middle & high schools a couple blocks around the tight 2 lane 10mph corner.

the intersection at 16th and Tideland was not even included in the traffic study because it was deemed "not important to flow" and one of the city planners at the hearing flippantly talked about how we were complaining about a busy part of the day that "is only 20 minutes." It was disappointing that a city which prides itself on schools and safety would not acknowledge that those 20 minutes are filled with kids trying to safely transit to three schools. This project is projected to bring in hundreds of new cars in the peak morning for the gas, convenience store, and drive through coffee.

My daughter goes to school there and it's not just 20 minutes. It's at least 30 minutes during both the morning drop off and afternoon pick ups. Cars are parked up and down that street and kids are walking everywhere.

plus, kids and adults walk/cycle to the sports park throughout every day and evening! I am just stunned our planning staff are so clueless!!

I think we needed to see and know this about City planning staff. We needed to see they are clueless about Safe Routes to Schools (SRS) - it's probably never been baked into their awareness and planning the way it needs to be. A huge component of SRS is the planning and engineering aspect that yes, involves traffic studies that specifically target the school

journey and safety challenges children face. I was flat out disgusted with the Portland engineer attending by Zoom, I should also like to point out. So, I have been thinking about this and it's clear to me we should really bring together a neighborhood coalition where reps take turns attending city planning meetings, etc., and report back to the group so we are ahead of the next disaster. Or even better, prevent it because part of the coalition's goal could be educating Mayor and Council on how to prioritize liveable neighborhoods that better incorporate SRS, and rezoning to ensure we aren't subjected to this kind of insanity in the future. I do not have a background in this type of community organizing, I have helped with SRS related programming, I am willing to help facilitate moving forward in terms of pulling together a neighborhood coalition. It should include PTAs, PTOs of schools in this area, reps from all the HOAs and neighborhood associations, etc. Think of how many more people would have attended that hearing had we had an email distribution list. I am not on Next Door but I think it's too neighborhood specific? Or maybe it has potential?

<https://www.transportation.gov/.../Safe-Routes-to->

Some neighborhood commercial seems appropriate to me in that area.

some, yes. But not a gas station. That is community destroying and that intersection is dangerous enough for children walking and biking to school (3 schools). The city needs to go back to the drawing board and think about how to attract businesses that add value to the area, not ruin it, and put our kids at risk via increased traffic (at an already poorly designed intersection), and pollution.

"Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children."

<https://www.scientificamerican.com/.../is-it-safe-to.../>

did you read the Scientific American link? EPA doesn't recommend gas stations closer than 1000 feet from school - this one would be 300 feet from the cafeteria. Gas stations belong on more major arterial roads, not at an intersection like Brady and 16th, with otherwise is all residential and school zoned. The new development at the highway interchange isn't even allowing fuel.


True but if you saw how PHE spills right out onto 16th and 16th itself is narrow and has this one turn that's kinda blind ... and school starts and stops very impacted by not only PHE but the PBL schools. That's why the location is not suitable for a 12-lane gas station that will add a certain type of car traffic that area cannot handle. Its always looked scary with kids spilling out and traffic going by, kids walking to and from school, I go snails pace, afraid of someone darting out - its a Kg-5 bldg.

one resident spoke at length about the huge amount of research on convenience stores - how they attract crime, often involving guns. So I remain vehemently opposed. Plus the coffee shop is a drive through. They need a business there that doesn't attract as much traffic. Way too risky for what already is a bad intersection for kids getting to school and park. The Garden Center was a great business neighbor. Sad it's gone. REALLY sad.

another point concerned residents made last night is studies conclusively show that tobacco and alcohol vendors very intentionally try to open up near school (middle and high school cyclist/pedestrian traffic there) - and that rates of addiction are higher in schools near convenience stores. That lawyer confirmed the proposed convenience store \*will\* sell alcohol and tobacco. No one wants that in this otherwise residential, school zoned neighborhood. It's staggering to see city planners green-lighting it!

The alcohol and tobacco part doesn't work for me. Those same cyclists can get on over to lots of places that sell both all over Camas including very near this site. Convenience store will also card etc. For me, its still most about the gas station. And that Nursery - well, blame them for selling to this particular Developer - maybe they could have checked out what they'd do; I know I would if planning to make a bunch of money selling my property to a Developer.

but as Amy Linder stated, while this is zoned community commercial the proposed type of development does not enhance the community and not one resident spoke in favor of the development, everyone stated these are not the services we want or would use in the neighborhood. I feel strongly that matters, and people in other parts of Camas should be concerned about the precedent this would set for future developments.

Sounds silly for 12 lane gas station right opposite to a school and the intersection thats inviting trouble. If they going to go ahead with a gas station, maybe they should think of a tesla destination charger station if city of camas is going to give this a green light , then go green environmentally, Its safer than having a gas station  There is no need for gas station when there is one on 192nd, theres are 2 gas stations in downtown camas by safeway. This doesnt really benefit camas or anyone nor the city, why this has been given a green light, city of camas really need to come forth and explain what are they going to do with an empty gas station after 2035 when some states including washington are proposing to end all gas cars? Clearly long term plan isnt being thought here properly.

I would propose everyone start pressuring the city to deny the proposed gas station and convenience store from having a liquor license. When a potential license is applied for within 500 feet of the front school door or a public institution, of which public parks and recreational facilities are included, then a letter must be sent to the board to ask if they feel this permit is acceptable. If the school says no it is not issued. If the city says no it is highly considered in the process. I believe the school might be outside 500 feet when walking via a sidewalk or paved route as required, but Prune Hill Park is certainly within 500 feet. I think not being able to sell alcohol might change some of the scope of the project for the development.

If the Gresham lawyer approves it, is there nothing that can be done? A gas station would be built no matter what? City couldn't pull the plug at all after tomorrow??

correct. Our only recourse is to sue in Superior Court.

Also the suit can only use evidence that was presented in the hearing materials hence why I was throwing things like the absence of a noise study out in case people wanted to pursue noise as a nuisance in a suit,

We need to form a neighborhood coalition and explore how to accomplish that. We can also do other things, like ensure City of Camas makes the regional news for approving of this development so close to this school/park. Organize protests at the council offices. Not so "family friendly" is it? Here is an example. City of Camas should be ashamed! [https://www.turnto23.com/.../northwest-residents-raising...\](https://www.turnto23.com/.../northwest-residents-raising...)

What about pollution concerns that were raised, limits of the traffic studies, the belittling by that developer engineer of parent safety concerns?