

## Carey Certo

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**From:** Lauren Hollenbeck  
**Sent:** Tuesday, July 19, 2022 2:19 PM  
**To:** Mike Odren  
**Cc:** Robert Maul; Anita Ashton; Carey Certo  
**Subject:** FW: Public Comment on Camas Station--Gwen Tuason

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**From:** Gwen Heller Tuason <[gwenheller@gmail.com](mailto:gwenheller@gmail.com)>  
**Sent:** Tuesday, July 19, 2022 1:56 PM  
**To:** Lauren Hollenbeck <[LHollenbeck@cityofcamas.us](mailto:LHollenbeck@cityofcamas.us)>; Gwen Heller <[gwenheller@gmail.com](mailto:gwenheller@gmail.com)>  
**Subject:** Public Comment on Camas Station--Gwen Tuason

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Hi, Lauren,

Below is my public comment regarding the Camas Station development.

I am strongly opposed to a gas station, car wash, and drive thru coffee shop at the corner of NW 16th Avenue and Brady Road in Camas.

Camas Station will have a detrimental impact on the neighbors in the area, especially on the children of Prune Hill Elementary School. Increased traffic leading to and at the intersection will put hundreds of lives at risk, especially during morning and afternoon pick up and drop off times at school. The opportunities for small children to get hit by a car will increase as they cross what is already a busy intersection.

Prune Hill Elementary crossing guards say that it is a very difficult challenge to help students cross safely when so many drivers notoriously and inattentively drive through that intersection. The current situation will be adversely compounded by increased gas station traffic. It will be even worse for children trying to cross by themselves at dusk, evening, and on weekends when there is no crossing guard on duty.

There was mention at the Camas Design Review Committee about the proposed pedestrian pathways and the landscape screening of parking spaces. But there was no discussion about how little children are going to see cars backing up and pulling out of spaces that are artfully disguised by plants! The cars need to be in full view as kids are leaving Prune Hill Elementary and cutting through the parking lot--avoiding the pedestrian pathways-- to buy candy, ice cream, and other junk food at the convenience store, or using the 16th Avenue sidewalk to walk home.

If the same level of importance about landscaping and design had been given to the fact there are children everywhere in this proposed scenario, this project would not be moving forward.

Children and their families who use the Prune Hill Sports Park track and ball fields will also be negatively impacted by increased traffic and resulting auto pollution. Many families park on NW 16th Avenue alongside the field with young children darting in and out of cars.

Prune Hill Elementary students who walk to and from school already smell and taste significant car exhaust pollution, especially during the colder months when the exhaust lingers in the air along Brady Road. With increased traffic coming

to Camas Station, this toxic problem will only get worse. Exhaust from cars waiting in the drive thru and car wash lanes will exacerbate the problem even more.

It is worth mentioning that commuters to Odyssey Middle School and Discovery High School will also be negatively impacted by Camas Station--it does not affect only the elementary school community. Students in K-12 will be at risk.

Due to the nature of businesses at Camas Station---gas pumps, car wash, and drive-thru---the primary mode of customers to this location is by car. Cars already speed well above the 35 mph limit, and this is likely to continue as more cars access Brady Road and 16th to access these services. All of these services exist on 192nd Avenue, which is the next major street to the west. We do not need more gas stations, more car washes, and more drive-thrus on this corner of Prune Hill.

I realize that this area is zoned commercial, but there are many other types of commercial businesses that would be better suited to this particular parcel of land that would have less negative impact on the neighborhood. It would be better to have businesses that cater to walkers or bicycle riders. There is nothing sustainable about a car wash or a gas station. Both demand the repeated use of precious natural resources---this is not Earth-friendly.

Camas Station does not provide services that are wanted or needed at the intersection of NW 16th Avenue and Brady Road. I call upon the City of Camas to abandon this terrible idea and find an alternative development opportunity that is mindful of the needs of children and families in our neighborhood.

Gwen Tuason