

From: [Jeffrey Delapena](#)
To: [T L Ceravolo](#); [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: RE: Comp Plan comment
Date: Wednesday, June 11, 2025 8:15:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Tracy,

Thank you for submitting your feedback regarding the 2025 Comprehensive Plan Update.

This has been forwarded to members of Staff and will be entered into the Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



From: T L Ceravolo <tracyceravolo@gmail.com>
Sent: Tuesday, June 10, 2025 5:30 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comp Plan comment

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Hello. I live on the northern edge of Vancouver's UGB in an area that is currently zoned Mixed Use. I see that one of your plans keeps the current zoning and two of them make my area BP.

I strongly oppose more BP. Mixed Use is a superior zoning designation because it combines residential and commercial/retail so will help ease housing shortages while also encouraging

development which reduces miles driven. We need more development that is walkable and bikeable for people to reach their work places and coffee shops.

Mixed Use zoning is also more considerate of our neighbors across the street who have lived here for decades/generations. They don't want Business Park zoning right across the street! Let's give them a development that can be a benefit to them, offering them places to shop and eat.

As the Pacific Northwest continues to grow as the climate changes, we need more housing. We need denser development too and to decrease housing encroaching into farmland and also into forested areas that are necessary for healthy streams and biodiversity.

Please choose the Comp Plan that does not change the current zoning.

Sincerely,
Tracy Ceravolo