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|---|---|
| **From:** | Jeffrey Delapena |
| **To:** | "Lisa Keyne" |
| **Cc:** | terrilburnett@gmail.com; Oliver Orjiako; Jose Alvarez; Rebecca Messinger |
| **Subject:** | RE: Official Comment: Opposition to Proposed Felida High-Density Upzoning |
| **Date:** | Friday, September 25, 2026 8:22:00 AM |
| **Attachments:** | image001.png<br>image002.png<br>image003.png<br>image004.png |

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Good day, Lisa,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

These will be added to the Comprehensive Plan Index of Record. I am forwarding to additional staff, including Rebecca Messinger from the Council's Office as well for awareness and to share with the Council.

Best,

**Jeff Delapena**
Program Assistant
COMMUNITY PLANNING

564.397.4558

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**From:** Lisa Keyne <lisakeyne@gmail.com>
**Sent:** Thursday, September 24, 2026 3:09 PM
**To:** Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
**Cc:** terrilburnett@gmail.com
**Subject:** Official Comment: Opposition to Proposed Felida High-Density Upzoning

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Dear Mr. Delapena,

I am opposed to high-density upzoning that is proposed in the Comprehensive Growth Management Plan for the Felida neighborhood. As a 12 year resident, I have seen changes that are in harmony with the character of Felida, yet in the name of higher density living accommodations a three story boxy apartment building is being proposed as Felida Terrace. This does not fit the character of any of the surrounding buildings or homes, and invade on the privacy of homeowners immediately adjacent by not adhering to the transition code between a big building and an existing neighborhood. If this is an indication of what is to be expected with future high-density upzoning I have grace concerns for this community that I call home.

As our community plans for the future, I would strongly advise that strict architectural designs and high quality materials are required in the Felida neighborhood to maintain the quality of living of existing home owners and residents.

As I was preparing this letter of comment, I came across this comment submitted by Terri Burnett. Her comments echo my concerns, and therefore I am copying and submitting on my behalf as well.

As a dedicated resident of the Felida neighborhood I express my strong opposition to the proposed rezoning of larger parcels within our community to high-density residential designations. Introducing multi-family or high-density complexes directly abutting established single-family neighborhoods threatens the unique ecological and structural balance of northwest Vancouver. Felida is defined by its low-impact residential character and proximity to critical environmental sanctuaries, including Lake River, Vancouver Lake, Salmon Creek Greenway, Salmon Creek Midway trail head, Cougar Creek trail, Community Cougar Creek Woods park, Felida Community park and 4 other smaller neighborhood parks.

Pushing high-density housing into this specific pocket violates several core tenets of responsible urban planning under the Washington Growth Management Act (GMA): 1. Environmental Degradation of Sensitive Watersheds: The larger parcels targeted for rezoning directly filter stormwater and border the delicate riparian ecosystem of the Salmon Creek Greenway. High-density development drastically increases impervious surfaces. This runoff directly threatens the protected wetlands, native wildlife, and water quality of our local lakes and trail systems. 2. Infrastructure and Concurrency Failures: Felida's local transportation grid —primarily served by narrow corridors like NW Lakeshore Avenue and NW 36th Avenue—is

already heavily congested. Our local infrastructure and schools cannot absorb the sudden influx of high-density traffic and population while maintaining required concurrency standards. 3. Severe Neighborhood Incompatibility: Dropping high-density zones abruptly against single-family homes destroys the visual and structural continuity of our neighborhood. It disregards the long-standing community planning that has kept Felida a low-rise, nature integrated sanctuary.

While I understand the state-mandated requirements for housing growth, high-density designations belong near major transit corridors and commercial centers—it just not likely be tucked into a small neighborhood like Felida. Felida deserves development that enhances our community. High-density apartments do not currently exist here and do not belong among the natural greenways, parks, and established neighborhoods that define Felida. I urge the Planning Commission and the County Council to reject the high-density zoning alternatives for these Felida parcels and protect the unique environment that makes our neighborhood unique.

Please help us continue to enjoy the neighborhood into which we have moved, knowing that any community plan is considering the character, the architecture, and the implications for current residents.

Thank you! Sincerely,

Lisa Keyne