From: Cnty 2025 Comp Plan
To: mnlindsay5@gmail.com; Cnty 2025 Comp Plan
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, October 1, 2026 8:47:33 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Nathalie,

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. These will also be forwarded to be shared with the Council prior to tonight's Hearing.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, September 30, 2026 5:53 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 09/30/2026 - 5:53 PM

First Name
Nathalie

Last Name
Lindsay

Email Address
mnlindsay5@gmail.com

Phone Number
360921-0559

Address
4818 ne 142nd st
Vancouver, Washington. 98686

Message Subject
NO to Apartments NE 50th & 139th st - near Philbrook farms

Parcel Number
R-45 & R-32

Comments
Regarding: Strong Opposition to Proposed High-Density Multi-Family Rezone and Development at NE 50th Ave and NE 139th St
I am writing to express my absolute, unconditional opposition and extreme concern regarding the proposed high-density apartment and multi-family housing complex slated for the intersection of NE 50th Avenue and NE 139th Street. As a dedicated resident of this community, I am profoundly alarmed by the severe, long-term negative consequences this massive development will impose on our infrastructure, public resources, safety, and property values. This location is fundamentally incompatible with high-density development, and approving this project would represent a catastrophic failure of responsible urban planning.
It is critical for the county to remember that this is not a new issue. The county tried to push this exact type of high-density development through years ago, and it was met with extreme opposition from the community. The residents made it abundantly clear then—just as we are making it clear now—that our local infrastructure cannot support this density. It is deeply frustrating that the county is ignoring past

community consensus and attempting to revive a failed proposal that the public has already overwhelmingly rejected.

Furthermore, the county has already established a clear visual and structural precedent for where multi-family zoning belongs in this region: virtually all existing apartments are located off of 72nd Avenue. That commercial corridor is properly scaled, designed, and located to absorb high-density complexes. If the county insists on expanding apartment inventory, you need to build the apartments over there on 72nd Avenue—NOT in our quiet, single-family residential area.

Our immediate transportation infrastructure at NE 50th Avenue and NE 139th Street is completely incapable of absorbing the massive influx of vehicles this complex will generate. The intersection consists of narrow, suburban roads that are already heavily utilized. Introducing hundreds of high-density units will immediately result in severe bottlenecks, crippling gridlock, and daily traffic chaos. These minor roads were never engineered to function as high-volume arterial thoroughfares. Compounding this issue is the county's reckless proposal to slash multi-family parking minimums. Cutting required parking spaces will not stop tenants from owning vehicles; it will simply force them to overflow onto our residential streets, creating an unsustainable safety hazard, blocking visibility at intersections, and rendering local neighborhood parking impossible.

Furthermore, this proposal places an intolerable burden on our community's public education system. The Pleasant Valley schools serving this zone are already operating at or over capacity. Classrooms are crowded, and teachers are stretched thin. Our neighborhood schools lack the physical square footage, staff, and funding required to handle a sudden, massive influx of children. Overcrowded schools directly degrade the quality of education provided to our children, and forced reliance on portable classrooms or redistricting is an unfair penalty to levy against established families who moved to this area specifically for its educational environment.

We must also candidly address the undeniable socio-economic shifts that accompany massive, high-density apartment complexes in suburban rings. Introducing high-turnover rental density into an area predominantly characterized by stable, single-family homes historically brings a documented rise in localized crime, property damage, transient activity, and graffiti. Our local law enforcement and emergency response resources are already stretched thin across Clark County. Adding an intense pocket of high-density housing will inevitably drain these vital emergency services, increasing response times for existing taxpayers when seconds matter most. The gridlock created on NE 50th Ave and NE 139th St will further delay fire engines and police cruisers trying to navigate the area..

The surrounding neighborhood is comprised of beautiful, well-maintained single-family homes representing the single largest financial investments of the residents here. This massive high-density complex will destroy the cohesive aesthetic and suburban character of our neighborhood, actively driving down the property values of the surrounding homes. Homeowners chose this specific pocket of Clark County because it offered a peaceful, low-density environment to raise families and invest their life savings. To force an aggressive, high-density complex into the heart of a single-family residential zone diminishes our equity and betrays the growth management promises made to existing property owners.

Beyond these immediate crises, the county has failed to account for several critical secondary impacts. The sheer volume of impervious surfaces created by a massive apartment complex—including sprawling roofs, walkways, and remaining parking lots—will generate significant stormwater runoff. This poses an immediate environmental threat to the local watershed, increasing the risk of localized flooding on adjacent properties. Additionally, our utility infrastructure, including aging water lines and wastewater

management systems, was scaled for low-density residential use and cannot absorb this load without costly overhauls funded by the taxpayers. The dramatic increase in light pollution from commercial parking lot fixtures and multi-story buildings will permanently ruin the dark-sky environment that defines this community.

This is simply not the right place for high-density multi-family housing.. Smart growth requires placing high-density developments adjacent to major commercial transit corridors like 72nd Avenue—not tucked deep inside established, quiet single-family neighborhoods on constrained roads. This proposal prioritizes the immediate profits of outside developers over the safety, financial stability, and quality of life of Clark County citizens.

I urge the Planning Commission and the County Council to listen to the constituents who live here, pay taxes here, and drive these streets every day. Respect the past public opposition, keep the high-density housing concentrated where it belongs on 72nd Avenue, and deny this rezone to protect the integrity of our community.

Sincerely,

Nathalie Lindsay

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