From: Cnty 2025 Comp Plan
To: Holly; Cnty 2025 Comp Plan
Subject: RE: Official Written Testimony for the 2025–2045 Comprehensive Plan Update Public Hearing (October 1st)
Date: Thursday, October 1, 2026 3:46:07 PM

Hello Holly,

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

Confirming this has been received and will be added to the Comprehensive Plan Index of Record. This will also be forwarded to be shared with the council prior to tonight's Hearing.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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-----Original Message-----
From: Holly <hollyfaye10@yahoo.com>
Sent: Thursday, October 1, 2026 3:07 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Official Written Testimony for the 2025–2045 Comprehensive Plan Update Public Hearing (October 1st)

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Dear Councilors and Clerk Messinger,

Please accept this email as my formal written testimony for the October 1, 2026, public hearing regarding the Comprehensive Plan update. Please reply directly to confirm that my testimony has been received and entered into the public record.

I am unable to attend the hearing today, but I want my concerns clearly documented regarding the proposed rezoning of the property in our neighborhood from R1-7.5 to R32 and R36.

I am strongly opposed to this proposed rezoning. I believe this level of density is completely out of character with the surrounding Pleasant Valley neighborhood and would have significant consequences for the families who already live here.

Like many of my neighbors, I chose Pleasant Valley because of its character and quality of life. We chose this area because it is quieter, less congested, and has maintained a more rural, residential environment. We invested in our homes and our community with the understanding that this character mattered.

The proposed R32/R36 zoning would fundamentally change that. Placing large, multi-story, high-density multifamily housing directly among established single-family homes would bring an entirely different scale and intensity of development into the neighborhood.

I am particularly concerned about the impact on our schools and our children.

Our schools are already dealing with crowded classrooms and limited staffing. Adding hundreds of new residents—and potentially a substantial number of additional school-age children—puts even more pressure on a system that is already struggling to provide enough teachers and adequate classroom space.

Where is the plan for those students?

Where will the additional classrooms come from? Where will the additional teachers come from? How will the district accommodate increased traffic, buses, drop-off and pick-up congestion, and the additional demands placed on school facilities?

It is not enough to approve high-density housing and assume that our schools will simply absorb the additional students. Our children and the families who already live here deserve better planning than that.

Based on the population estimates I have reviewed, the proposed development could result in an extremely significant population increase within a half-mile of NE 50th Avenue and 139th Street. The estimates indicate that the population in that area could increase by as much as 500% from this single development. Even within one mile, the estimated increase is more than 128%, and those figures do not include other nearby areas being considered for increased density.

That level of growth cannot be considered in isolation. It affects our roads, schools, emergency services, utilities, traffic, and the overall infrastructure of the neighborhood.

I am also deeply concerned about the effect this development could have on existing homeowners. Putting high-density, multi-story buildings directly next to R1-7.5 homes would dramatically change the appearance, privacy, traffic, and overall character of the surrounding area.

Many of us purchased our homes because of the neighborhood that existed when we made that investment. We should not simply be expected to accept a dramatic change in density and development immediately around us without serious consideration of the consequences.

There is also a very important historical concern that I believe deserves much greater attention.

The proposed high-density development would directly border the Heye Meyer Farmstead, a historic property listed on the National, State, and Clark County Heritage Registers. The farmstead, including its more than 100-year-old barn, represents an important part of Pleasant Valley's rural history.

Placing large, multi-story apartment buildings immediately adjacent to this historic property could permanently alter the setting and character surrounding it. Once that context is destroyed, it cannot simply be restored.

I am asking the Council to take a much more serious look at the cumulative impact of this proposal before allowing this level of density in our neighborhood.

This is not simply about adding housing units. It is about adding hundreds of people and families to an existing community and making sure that the roads, schools, teachers, infrastructure, emergency services, and historic resources are capable of supporting that growth.

Our community should not be asked to absorb the consequences after the zoning has already been approved.

I respectfully but strongly urge the Council to reject the proposed R32/R36 designation for this property and retain the existing R1-7.5 zoning.

Please consider the families who already live here, the children who attend our local schools, the teachers and staff who are already stretched thin, and the historic character of Pleasant Valley before making this decision.

Thank you for accepting my testimony and for considering these concerns as part of the public record.

Sincerely,

Holly Parker

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Vancouver, WA 98686

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Thank you,

Holly Parker