From:	Cnty 2025 Comp Plan
To:	"Mahendra M"; Cnty 2025 Comp Plan
Cc:	namratha rao; Rebecca Messinger
Subject:	RE: Opposition to Proposed Rezone and High-Density Development near NE 139th St & NE 50th Ave
Date:	Tuesday, October 13, 2026 8:03:00 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello Namratha & Mahendra,

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. Forwarding to additional staff as well to be shared with the council.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Mahendra M <mahendra.m@gmail.com>
Sent: Tuesday, October 13, 2026 1:51 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: namratha rao <nammi682@gmail.com>
Subject: Opposition to Proposed Rezone and High-Density Development near NE 139th St & NE 50th Ave

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Dear Clark County Council and Planning Commission Members,

We are writing to formally state our concerns and strong opposition to the proposed high-density apartment complex and rezoning project near Northeast 139th Street and Northeast 50th Avenue. As a nearby resident living at 13910 NE 52nd Ave, this development is less than a block from our home and will directly and negatively impact our daily lives, property values, and neighborhood characteristics.

We urge the Council to reject this proposal based on these critical concerns:

1. **Severe Infrastructure and Traffic Constraints**: The local intersections and narrow roads in our neighborhood are already heavily congested. Introducing a high-density complex will dangerously exacerbate traffic. Furthermore, any reduction or slashing of multifamily parking minimums will inevitably cause spillover parking onto our single-family residential streets, creating safety hazards and gridlock.
2. **Incompatible Neighborhood Character**: This area has historically been characterized by single-family residential homes. Placing a high-density apartment complex into this specific pocket ignores the established zoning transition and resurrects density proposals the community seems to have rejected previously.
3. **Threats to Local Wildlife and Trail Ecosystems**: This neighborhood acts as an important green buffer zone feeding into the local watersheds. Replacing natural earth with massive impervious concrete footprints will cause toxic stormwater runoff to enter our local streams, threatening local fish populations. Furthermore, the massive influx of density will cause severe habitat fragmentation, forcing native wildlife (like deer and coyotes) onto local roads. It will also place unsustainable foot-traffic strain on nearby walking and hiking trail systems, accelerating erosion and ecological degradation.
4. **Stress on School Infrastructure**: Our neighborhood infrastructure may not handle the sudden influx of students that a high-density complex would bring without severely degrading educational quality and overcrowding classrooms.

This proposal fails to account for the physical capacity of our roads, schools, and natural ecosystems. We request that you listen to the local community pushback, prioritize the safety and environmental integrity of our established neighborhood, and vote to reject this rezoning.

Sincerely,

Namratha Rao and Mahendra Maheshwara
13910 NE 52nd Ave
Vancouver, WA 98686