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To: [Wiser, Sonja](#)
Subject: Feedback on proposal CPZ2019-00002 NE 152nd Ave
Date: Wednesday, June 19, 2019 7:33:08 PM

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To Whom it May Concern,

I am writing to urge the Planning Commission to reject the proposal CPZ2019-00002 NE 152nd Ave to change the open lot from Commercial to Residential. I feel that if you make this change, it would greatly impact the local school, existing neighborhoods, home values, & street access.

I live in the neighborhood near 150th Ave and 94th St. My wife is a teacher at York Elementary across the street from the property. As it stands right now, the school is maxed out on classroom size in some grade levels and can not take very many new kids. If you allow residential houses to be put on that property, I believe the school would not be able to handle the increase in attendance from kids in the new housing.

I also believe that it would be dangerous for kids trying to get to the school from the property. My wife walks to school most days and has seen a large increase in the amount of traffic traveling on 152nd. There are many times she has had to wait for a long line of cars to pass before someone will even stop for her at the crosswalk. She is an adult and knows to wait but children trying to cross the street would be very different. With all the new development going in north on 152nd Ave, it has made that road very dangerous to pedestrians and also cars trying to pull out on to the street. We would also see an increase in traffic going through our neighborhood streets. When a barricade was removed on street to the west of the property, it flooded our street with cars zipping by and not paying attention to speed limits. Just makes for a dangerous situation.

I also see that the proposal is asking to put 6,000 sq ft lots in this residential neighborhood. If this goes through, I believe you should reconsider this. The neighborhood to the north of the property and around it have lots that are much larger and have houses that are larger in size. By putting smaller lots sizes in, you are going to be putting in lower quality, smaller size houses that cost much less than the existing neighborhoods, and bring in more traffic to this small area. What you are trying to do is cram alot of houses into a small space. I believe it would drive our existing home values down. If anything, you should try to make the lot sizes at least similar to the houses around the area so that they are comparable.

I hope I have made some sense in the reasons why you should reject this proposal. I know I am only one voice but I hope you would take my comments into consideration. I feel that we do not need another sub-division built in this area. Vancouver & Clark County are growing too big and the local infrastructure is starting to show it. Roads are not able to handle all the traffic. Roads are failing faster than ever(potholes and ruts). A glut of new houses would only encourage more people to move here.

Lets keep Vancouver/Clark Co the way it is and improve on what we have. Not grow it and deal with the problems later.

Thank You for your time.

Chris Pemberton