



Panoramic Heights Homeowners Association  
www.panoramicheightshoa.com

PROPOSED NEW DEVELOPMENT ON THOMPSON HILL  
THREATENS PANORAMIC HEIGHTS

Dear Panoramic Heights Homeowners:

September 28, 2020

The Panoramic Heights Homeowners Association (PHHA) requests YOUR HELP to stop a proposed high density residential development on Thompson Hill which could threaten the future livability of Panoramic Heights. Action is needed BY OCTOBER 28.

You could:

- Spread the word to your neighbors and others in nearby neighborhoods.
- Send your concerns in writing (via email or letters) to the Kennewick City staff, the Planning Commission and the City Council.
- Call Planning Commission and City Council members.
- Speak at the Public Hearing on November 2.
- Join the PHHA Action Team that is leading this fight!

Will you do your part to help save Panoramic Heights?

A land developer has asked the City to change the land use designation for the 40.6 acres adjacent to Panoramic Heights from “Low Density Residential” to “High Density Residential”. This means that as many as 1,100 high density multi-family housing units (visualize apartments, condominiums, townhouses, and row houses) could be built on the steep part of Thompson Hill from 26th Avenue up across the top of the ridgeline and part way down the south side.

This development could have huge impacts on Panoramic Heights through traffic congestion, safety, noise, and emissions on most streets in our neighborhood. These could include 25th, 26th, and 27th Avenues; and Dawes, Edison, Grant, Irving and Kellogg Streets. Surrounding neighborhoods could also be impacted by large traffic increases. Up to 8,000 vehicle trips per day could come from this new development. Since no new roads are proposed, much of this traffic could flow through Panoramic Heights.

Also, the infrastructure (water, sewer and electricity) to serve this high density neighborhood could extend from our neighborhood. It would be served by the same irrigation line, further reducing your service through our irrigation system.

The steep slopes pose risks of storm and irrigation runoff, erosion, and landslides. This development could also impact native plants, wildlife and potential Native American archeological resources on Thompson Hill. The impact of this high density development on our property values is a valid concern. You may identify other concerns.

The City has not yet evaluated any of these concerns, and does not intend to do so until after high density multi-family housing projects are actually proposed.

PHHA is opposing this high density development. We have filed a formal Environmental Appeal. PHHA will advocate the neighborhood's opposition in writing, individually with Planning Commission and City Council members, and then at the Planning Commission and City Council meetings.

This may not be enough. PHHA asks each member to do what you can to help stop this development. We provided some ideas at the start of this letter. You can probably think of other things you could do. Everything will help!

To assist you, PHHA will be sending another letter in about a week with more details on potential impacts; the names, phone numbers and addresses of City contacts and decision-makers; and a sample "fill in the blanks" letter that you can use to personalize your concerns. Some of your neighbors will be knocking on doors to deliver a "Fact Sheet" that summarizes concerns and proposed actions.

We will also hold virtual PHHA meetings every Saturday. These will be announced in advance by emails to you. If PHHA doesn't have your current email; or if you have any questions, concerns or suggestions, please send them to PHHA at [info@panoramicheightshoa.com](mailto:info@panoramicheightshoa.com).

Again the Public Hearing is scheduled for November 2, so please send your letters and emails, and make your calls by October 28. Thanks for your help to preserve the livability of Panoramic Heights.

Gerry Berges, PHHA President