



Panoramic Heights Homeowners Association (PHHA)
www.panoramicheightshoa.com

PROPOSED NEW DEVELOPMENT ON THOMPSON HILL
THREATENS PANORAMIC HEIGHTS: CONTACT CITY OFFICIALS

Dear Panoramic Heights Homeowners:

October 7, 2020

PHHA requests your help to stop a proposed high density residential development on Thompson Hill which could threaten the future livability of Panoramic Heights. PLEASE CONTACT CITY OFFICIALS WITH YOUR CONCERNS BY OCTOBER 28.

Also, please spread the word to others in nearby neighborhoods.

In my prior letter, I informed you that a land developer has asked the City to change the land use designation for the 40.6 acres on Thompson Hill 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 (such as apartments, condominiums, townhouses, and row houses) could be built on the steep part of Thompson Hill from W. 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 W. 25th, 26th, and 27th Avenues; and S. 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.

Other concerns about this development include:

- It could 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.
- It could also impact native plants, wildlife and potential Native American archeological resources.
- This development and its traffic could reduce our property values.
- Water and sewer lines to serve it could extend from our neighborhood.

You should have also received a Fact Sheet on potential impacts delivered to your home by neighbors last Saturday. You may identify other concerns that we have not mentioned.

The City has not yet evaluated these concerns, and does not intend to do so until specific, high density multi-family housing projects are proposed. That will be too late. WE NEED TO ACT NOW.

First, write an email about your concerns to City officials. If you need help, attached is a draft model letter to get you started. Just fill in your personal details and then explain your concerns.

Also attached is the contact information for City officials. You should email everyone on the list by October 28 to ensure it arrives and is read in time. The Planning Commission meets on November 2. The City Council will start its review on November 10.

If you decide to mail a letter, send it no later than October 24, since mail delivery is now several days and could take longer close to the election with mail-in ballots. Mail to:

Planning Commission and City Council Members
210 W. 6th Avenue P.O. Box 6108
Kennewick, WA 99336-0108

Please send a copy of your written concerns to PHHA so we can include them in PHHA's response for the entire neighborhood:

info@panoramicheightshoa.com

In addition to written comments, we need many people to speak at the public hearing on November 2 starting at 6:30 PM (virtual through Webex). Just log in through the Kennewick Planning Commission website:

<https://www.go2kennewick.com/598/Planning-Commission>

and hit the button "Join the Meeting". Each person will have 3 minutes to speak to the Commissioners, who are interested in your concerns. If you decide to speak, let us know so we can help you get ready.

Also, we have attached phone numbers for all City Council members. Please contact them personally about your concerns. Tell them you are calling about "Comprehensive Plan Amendment 20-06". If you know any of the Planning Commission members, call them also. The City does not provide their phone numbers.

This letter and attachments were also sent to your email address so you can "cut & paste" whatever you need to send written comments to the City. 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

We are holding virtual meetings of the PHHA Action Team every Saturday. These are announced in advance through emails if you want to help in other ways.

Again the Public Hearing is scheduled for November 2, so please send your emails, and make your calls by October 28. Letters should be mailed no later than October 24. And, let us know if you plan to speak at the hearing.

Thanks for your help to preserve the livability of Panoramic Heights.

Gerry Berges, PHHA President