

**PANORAMIC HEIGHTS HOMEOWNERS ASSOCIATION
OPPOSES HIGH DENSITY RESIDENTIAL DEVELOPMENT
ON THOMPSON HILL
(Comprehensive Plan Amendment 20-06)**

April 2, 2021

The Panoramic Heights Homeowners Association, on behalf of its 159 families, opposes the proposed High Density Residential Development of the adjacent 40.6 acres along the top of Thompson Hill. This development could result in up to 1,100 multi-family housing units, such as apartments or condominiums, across the north and south upper slopes of Thompson Hill

This High Density Development would not be compatible with and would harm the surrounding and nearby Low Density Residential neighborhoods, including Panoramic Heights, Southridge Estates, SouthCliffe, Creekstone, Apple Valley, Windsong and the proposed Citadel Estates.

Major concerns include:

- inadequate vehicle access to the site;
- dramatic increases in traffic (up to 6,500 vehicle trips per day);
- building on Critical Area steep slopes with erosion, runoff and potential landslide hazards;
- light and noise pollution;
- impacts on views from surrounding properties;
- loss of Critical Area wildlife habitat; and
- destroying the scenic views from around the Tri-Cities of Thompson Hill, an iconic feature at the northern edge of the Horse Heaven Hills.

Opposition to this proposal has been expressed in a public survey by 98% of nearly 180 households in the surrounding and nearby neighborhoods.

We understand the need for more High Density Developments to meet future housing needs in Kennewick. However, we believe that this site is the worst possible location in the Southridge area for such development.

We are asking the Kennewick Planning Commission to recommend this proposal not be adopted, and that our City Council deny this application.