

PC 2017-2 : Exhibit E (2) Additional Public Comment Letters received
by August 2nd 2017

DATE: July 30, 2017

MEMO TO: City of Longview, Community Development Department
Attention Adam Trimble

FROM: Gerald and Karen Cripe
2282 52nd Ave.
Longview, WA 98632

RE: Village Pointe LLC rezone request
Application # PC 2017-2 & E 2017-7

Thank you for the notice regarding the above proposal. We have many concerns about this request. As home owners on 52nd Ave., we are aware that this area could some day be homes, and are not bothered by that. This massive change to high density housing raises many concerns.

It appears the traffic is being routed onto 52nd Ave., which would cause a massive traffic flow onto Ocean Beach Hwy. The Daily News published that this would generate 421 car trips in the AM. Counting just the 360 unit apartments, with 2+ people per apartment, this number would be much higher. Adding school buses, delivery trucks, etc., the number of trips just goes higher.

The dust, dirt, and noise from this type of a project, would be an on going problem for a long time.

We have talked to local realtors that tell us new people trying to relocate have to look at other communities, because there is such a shortage of available homes in Longview. Why is Longview not taking a lead, and developing this for single family homes. This is the last area that could be developed into a desirable residential neighborhood and would be a greater asset in attracting newcomers to Longview.

We oppose these changes as we feel apartments can be crammed into most any area. This development would reduce chances that a nice residential area would ever be developed. I think the city of Longview would be more proud of single family home developments versus conglomerations of apartments and the added traffic problems that would be created.

*Thank you
Gerald Cripe
7/30/17
36D*

From: forms@mylongview.com
To: cdweb
Subject: Community Development - Website Contact Form
Date: Saturday, July 29, 2017 8:35:09 AM

Submission information

Submitter DB ID : 459
Submitter's language : Default language
IP address : 5.62.47.17
Time to take the survey : 1 min. , 11 sec.
Submission recorded on : 7/29/2017 8:35:07 AM

Survey answers

Name:
Larry & Sherry

Email Address:
Sherry.Scotties@gmail.com

Message:

I was hoping for more single family homes home in our area. Now that Wood construction wants to build a 339 apartment building and a storage unit in the field next to residential 52nd Ave. I think the fair thing to do is to block off the pull out exit on 52nd that opens to the field and have the builder install their own entrance off Ocean Beach. Our residential street is quiet. The traffic of over 339 people on our street would be a constant nightmare to our single family home residential area.

Also another home owner here said the 339 Apartments would damage our area with massive traffic. Our water and infrastructure would be at risk. It would be much better to zone that property as single family homes. This is a beautiful family area and we need more homes in our county. The taxes would help our area.

Larry and Sherry Davis
2325 52nd Ave.
Longview, WA.
98632

July 31, 2016

Dear Longview City Council Members,

I reside at 2229 52nd Avenue and oppose the proposed rezoning of 26 acres of farm land located at 5426 Ocean Beach Highway.

The current zoning of the property is not incompatible with the surrounding properties - single family homes. The 339 apartments along with commercial retail and storage units butted up against my property is not compatible with our neighborhood.

Additionally, there is insufficient road infrastructure. 52nd Avenue is a quiet street that cannot remain so with the amount of traffic the rezoning would cause.

Almost every neighbor who would be affected by this rezoning is against it. I strongly urge you to vote NO on this rezoning proposal.

Thank you.

Linda L. Miles

From: [Veldon Price](#)
To: [Adam Trimble](#)
Subject: Re send of comments about comprehensive plan for Ocean Beach property
Date: Wednesday, August 02, 2017 4:04:12 PM

August 1, 2017 8:10 p.m.

ATTN: Adam Trimble, Planner

This written comment is in response to the application by Village Pointe LLC to change the comprehensive plan for 30.7 acres in application PC 2017-2 & E 2017-7. This letter is from Veldon & Sandra Price, 2237 52nd Avenue, Longview. The development would be in the area right behind our back yard fence.

This is the second time we have had to deal with Mr. Wood trying to impose his will on this area of town. In the past, he has shown little regard about the effect that his plans will have on the affected families, their life styles, safety and values of their investment in their homes. He seems to feel the highest and best use of any development is how much money he can make from it with no regard to collateral damage. We were able to discourage his first plans and now he is back trying to change the comprehensive plans again.

Here are some talking points about this new development:

If the commercial GC property is reconfigured, why is it run down the common fence line of all the 52nd street homes (single family homes which are a mix of one and two-story). Why not run the GC down the other side which is a tree line, slough and the back of other commercial property. The lowest impact for 52nd Street would seem to be R-2 all the way down parallel to 52nd Avenue North/South.

I question the need for more storage places (there are already at least 4 on Ocean Beach Highway) as part of this project--especially right next to homes. There would be security lighting constantly lighting the area. Most storage areas are 24-7, code controlled entry, unsupervised operations with people

coming and going at odd hours. This may be low noise and low traffic at times but not at 2 o'clock in the morning. If built, this is another reason for the GC to be placed as mentioned above.

The Daily News reported on how traffic would be impacted. I think the numbers are way off when the units are all finished. Fully occupied there would be 430 available units. Most modern families have at least two cars. That makes 860 cars (not counting RVs, boats, motorcycles). Even if you factor in single people with one car, you must also factor in families with teen drivers with their own cars (which will in most cases of apartment dwelling, outnumber adult singles). I realize they may not all be on the street the same time but there will be a volume of traffic which will impact the safety on our street, especially our children. We already have traffic problems on our street, mostly with speeding. Where will all those vehicles park? Higher density living is simply cramming too many bodies into too small of an area. What will it look like in 10 years when the rentals aren't affordable and landlords are absent and not maintaining (I can show you some examples of this on our street).

I suppose some kind of development is bound to happen, but unless this proposal is reworked, my wife and I are definitely against it.

Veldon Price
Sandra Price
svtax@comcast.net
360-423-3326
2237 52nd Avenue
Longview. WA 98632

From: [Sherry Davis](#)
To: [Adam Trimble](#)
Subject: Protecting West Longview residential homes.
Date: Sunday, August 06, 2017 1:57:34 PM

Adam Trimble,

We purchased our home on 52nd Ave 14 years ago. We chose the area for the family friendly residential life. Most everyone that owns a home in our area cares for their homes. It is a quiet area and we have less crime here. We were hoping, if that field property was ever sold it, would be to add more single family homes. This is a nice place to raise a family and take walks. More single family homes would fit in perfect here. A 339 apartment complex does not belong here. The traffic alone will destroy what we have here. Also crime will increase. I hope the home owners will be listened too in this serious matter. Sincerely, Larry and Sherry Davis

From: [City of Longview](#)
To: [Adam Trimble](#)
Subject: City of Longview: Message About Request #: 20968
Date: Monday, August 07, 2017 9:34:59 AM

The requestor added the following information to Request # 20968

Message: After much thought and speaking with other home owners here, we are in agreement that the proposed 339 apartments and storage would be no better than the Walmart that tried to get in here many years ago. This area is perfect for single family homes. Our county should not allow what we have here to be wrecked. Home owners should be respected.

Request Information

Request type: Problem

Request area: Permits

Citizen name: Sherry Davis

Description: I was hoping for more single family homes home in our area. Now that Wood construction wants to build a 339 apartment building and a storage unit in the field next to residential 52nd Ave I think the fair thing to do is to block off the pull out exit on 52nd that opens to the field and have the builder install their own entrance off Ocean Beach. Our residential street is quiet. The traffic of over 339 people on our street would be a constant nightmare to our single family home residential area.

Expected Close Date: August 7, 2017

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.