



PUBLIC OPEN HOUSE

2016-17 LONGVIEW COMPREHENSIVE PLAN UPDATE

September 25, 2017 Community Discussion Synopsis

Nineteen members of the public signed in. Following a staff presentation, they were invited to review displays, enjoy refreshments, and talk with staff.

Steve Langdon presented a slideshow that reviewed the purpose and intent of comprehensive planning, what is included in such a plan, and how the City's current plan designates various areas around the city. He also reviewed the emphasis areas meetings held in late 2016/early 2017, as well as the remaining steps in the review and adoption process. Questions and comments from those present focused on the following:

- Will this be going to the City Council for action after the election? Yes.
- A late arrival asked for clarification of the Community Commercial designation. Mr. Langdon referred back to an earlier slide.
- Specific to the lagoons emphasis area, one attendee felt that there are plenty of park and open space areas in the city and that the area should be converted to housing. Another attendee agreed.

Three written comments were received at the meeting from people who attended. These comments focused on the emphasis areas discussed earlier, including:

- Please keep Barlow Point and the westside lagoons as is.
- The best solution for the lagoons is mitigated wetlands. Physicians for Social Responsibility and biologists have weighed in. Ecopsychology supports this also. This doesn't mean we don't need more housing.
- I would still like to see Barlow Point as multi-use zoning for urban development.
- Develop lagoons as a wildlife mitigated park with connected trails from the Dike Trail continuing on to Willow Grove and along Industrial Road.
- Include small commercial in Highland commercial rezoning recommendations (Laundromat, barbershop, small café, "ins. style shops").

The consultant also received verbal comments from an attendee who lives in the 2300 block of Ocean Beach Highway, between the north side of the highway and the rail line. He expressed concern that the area where his property is located had been upzoned to multifamily. In later talking with Steve Langdon, he discovered that the zoning had not been changed and withdrew his concerns.

One person offered concerns regarding safety and walkability.

One written comment was received from a couple who had attended the meeting in follow up to their discussion with staff that evening. They asked who is putting pressure on the City of Longview to authorize zoning changes to facilitate low-income, high density housing. They also asked for an explanation of where the people who would occupy hundreds of apartment units living now. They remarked that the urgent need for low-density housing is waning with the doors being closed to the coal and methanol projects. They expressed uncertainty about a housing shortage in Longview, citing 288 Longview homes at various price points then listed on Zillow.com. They remarked that it would appear that whoever is putting the pressure on Longview for these apartment units wants only to increase the city's population for no other reason except to raise the population.

Secondly, they also expressed concern about the potential for low-barrier shelters after Kelso's issues with Love Overwhelming. They stated that they love Longview and would love to see it get a better quality of life, not worse. They reiterated that they would not want high density rezoning on Ocean Beach Highway and 52nd, and no low barrier shelters. They asked for some positive news for growth of Longview to restore their faith.

Additionally, one written comment was received from someone unable to attend the meeting. The commentator, who has lived here since 1976, observed that the improvements that the City has made to the downtown area look great. However, he has not seen improvements to many other areas, including the "many alleyways that lay south of Ocean Beach Highway" and the Highlands area. He owns property on Baltimore and observed that the area looks the same, if not worse, than 40 years ago.

He felt that the leveraging of grants with taxpayer dollars for the downtown renovations would be replicable in other parts of the city. He believes the availability of grants would increase taxpayer support and closed with "Wouldn't it be nice to see all of Longview look beautiful?"