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Parkway East  
Neighborhood

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Neighborhood Action Plan

2021

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Parkway East Neighborhood Action Planning Committee

Joshua Egan	Dave Britton
Cathy Godfrey	Casey Dill

City Council

Anne McEnery-Ogle, Mayor

Bart Hansen	Laurie Lebowsky
Ty Sober	Erik Paulsem
Linda Glover	Sarah Fox

City of Vancouver

Eric Holmes, City Manager  
Amanda Delapena, Assistant to City Council

Contributing Staff

Judi Bailey, Office of Neighborhoods  
Stacey Donovan, Neighborhood Liaison  
Hailey Heath, Volunteer Programs  
Ryan Miles, Public Works Streets & Sidewalks  
Liz Erickson, Public Works Solid Waste  
Jessica George, Urban Forestry  
Brent Donaldson, Vancouver Police Department  
Jennifer Campos, Transportation Planning



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## INTRODUCTION

The purpose of a neighborhood action plan is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns. In conjunction with broader policies and implementation measures contained within the City's comprehensive plan, the neighborhood action planning process is intended to protect and enhance the livability within specific neighborhoods, as well as to help fulfill the overall community vision and to create a more livable city. More specifically, neighborhood action plans are intended to:

- Educate city government and neighborhood residents about each other's concerns and visions.
- Promote collaboration between the city and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a "sense of place" by identifying and developing the assets within each neighborhood.
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- Achieve sensible and coordinated project and program planning within each neighborhood and between all the city's neighborhoods.
- Strengthen neighborhoods.

### Relationship to the Comprehensive Plan

In general, a comprehensive plan is intended to provide broad policy direction, which is implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of the sub-area or neighborhood plan. The City's comprehensive plan, entitled Vancouver Comprehensive Plan, 2011-2030, was adopted November 7, 2011. The purpose of the Parkway East Neighborhood Association Action Plan is to assist in integrating neighborhood needs into the City's budget process, Six-Year Street Improvement Program, Parks, Recreation, and Open Space Plan, and other planning and funding programs. The general policy statements included in the Action Plan may also be used by the City Council to guide future decisions involving development proposals and plan amendments affecting the neighborhood.

### The Neighborhood Action Planning Process

The Parkway East Neighborhood Association, with assistance from the City of Vancouver Office of Neighborhoods, has developed this plan. The actual preparation of this plan is being coordinated by the Neighborhood Action Planning Committee, whose members were appointed by the Neighborhood Association to represent the interests of the neighborhood as a whole. A survey was taken and a draft version of this Action Plan has been made available to each household in Parkway East for review and comment by all residents of the neighborhood. After considering and reconciling comments from the residents, the plan has been endorsed by the Neighborhood Association according to their specific by-laws. After neighborhood approval, the Plan will be forwarded to City Council for consideration and acceptance by resolution. It is intended that city agencies will utilize the action plans as input in developing more specific work programs and helping to establish citywide funding priorities. It is recognized that a few of the recommendations contained in the action plan are conceptual and may need to be analyzed in greater detail, both individually and in relationship to other recommendations. Financial resources may not exist for implementing all of the recommendations identified in the plan.



## Overview of the Plan

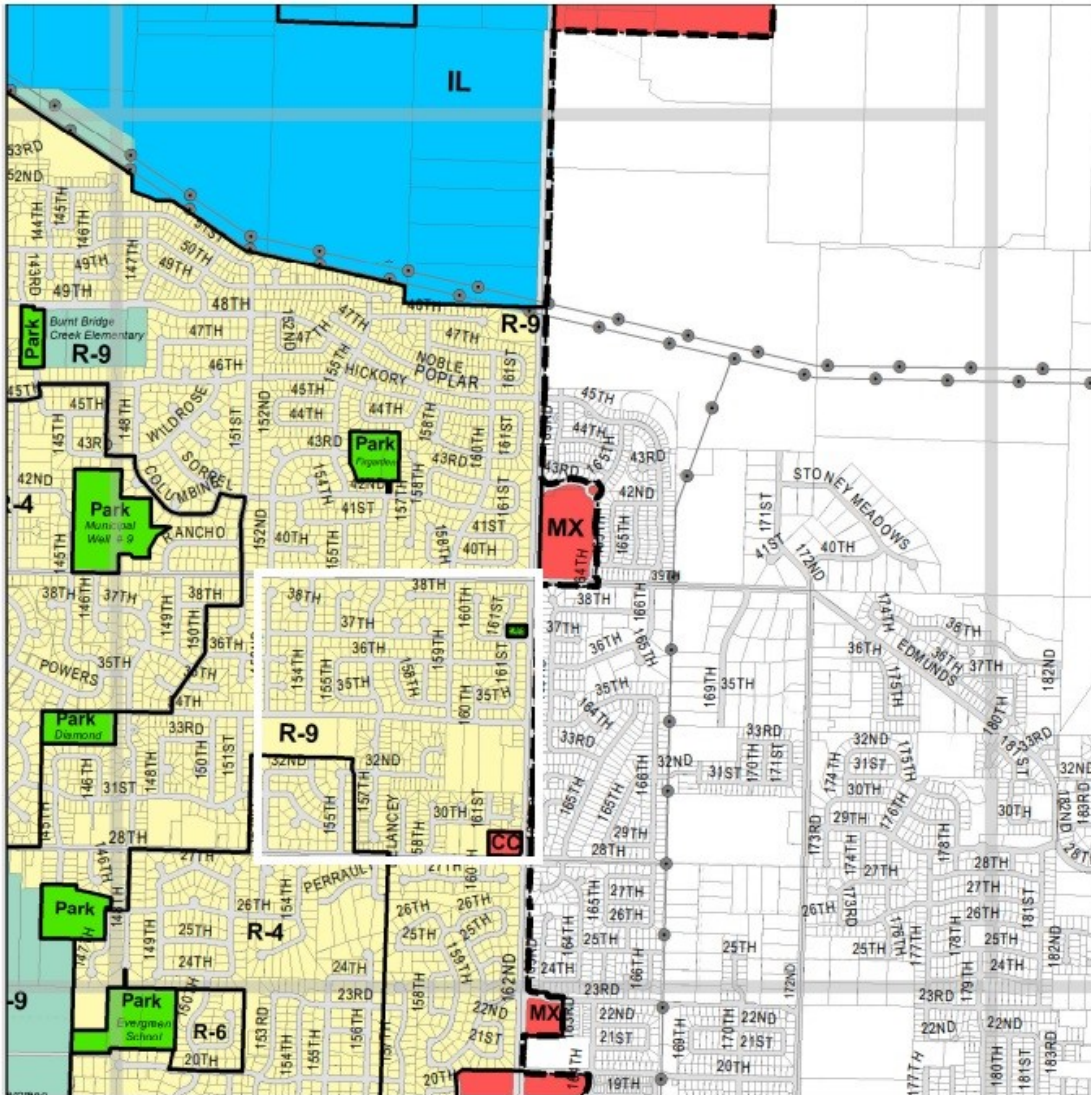
This Plan contains four components. The NEIGHBORHOOD PROFILE contains a general description of the current conditions within the neighborhood. The MISSION STATEMENT defines the neighborhood's core purpose and focus. The VISION and VALUES STATEMENT describes the neighborhood's sense of identity and vision for its future. The NEIGHBORHOOD OBJECTIVES and ACTION STEPS identifies issues that are of concern to the residents of the neighborhood and includes specific, potential strategies for accomplishing the identified objectives. Each Action Step is prioritized and identifies the responsible parties for implementing those strategies. Having the Neighborhood Action Plan does not guarantee funding to carry out the Action Steps. The Vancouver City Council does not have grant money available to implement action steps; however, neighborhoods may be eligible for many private, federal, and state funding programs.

### NEIGHBORHOOD PROFILE

The Parkway East neighborhood borders the eastern boundary of the City of Vancouver, WA, along the principal arterial NE 162<sup>nd</sup> Avenue. Its western boundary is NE 152<sup>nd</sup> Avenue with the ten blocks between the minor arterial NE 28<sup>th</sup> Street on the south and the collector arterial NE 39<sup>th</sup> Street on the north completing the square. It is bisected by NE 34<sup>th</sup> Street. Parkway East is mostly zoned urban low density residential. The undeveloped, half-acre Wykoff Park at 37<sup>th</sup> Street and NE 162<sup>nd</sup> Avenue is zoned open space. The only area zoned commercial and mixed use is occupied by Rite Aid at the NW corner of 162<sup>nd</sup> Avenue and NE 28<sup>th</sup> Street; it is now regarded by many as the neighborhood store. Intelli, LLC of California owns four radio towers surrounded by a barbwire-topped, chain-link fence at NE 154<sup>th</sup> Avenue and 34<sup>th</sup> Street. This 7.34-acre lot is designated 9du/ac (R-9). The 1.5-acre lot to the East of it has the same zoning rate and is occupied by The Church in Vancouver originally built in 1976 as a home and later serving as a tavern. In 1987 the Lutheran Church purchased six acres on 34<sup>th</sup> Street at 162<sup>nd</sup> Avenue. Since a neighbor had been grazing sheep on the property the congregation named the building erected in 2000 The Good Shepherd Lutheran Church. They graciously allow the association to hold its meetings there and conduct a Clean-Up Day in their parking lot. The church operates a pre-school and is a meeting place for other community organizations such as a quilting club.

Parkway East is a middle-income, suburban neighborhood developed since 1972 on former dairy farms. The small farm of Rex and Della Ireton at 157<sup>th</sup> and 28<sup>th</sup> finally succumbed to development in the late 2010's. The slightly undulating fields were originally flattened by glaciers which left very rocky soil. Two homes remain from the earlier era despite continuing development within the association: the oldest at 16015 NE 39<sup>th</sup> Street and the other at 15616 NE 34<sup>th</sup> Street. Housing is all single family with several occupied by extended family. Most housing is owner occupied. A very few have in-home businesses including Sunshine Senior Care, LLC, at 15703 NE 37<sup>th</sup> Street. Large stands of Douglas firs, other evergreens and large deciduous trees still punctuate this once bucolic landscape. Many trees have been planted to landscape yards or church grounds. In 2021 construction of the Heritage Glen subdivision was completed with an extension of 32<sup>nd</sup> Street to the east looping north to end in a cul-de-sac at the eastern terminus of 158<sup>th</sup> Court and with a southern extension of 161<sup>st</sup> St. At the same time The Good Shepherd Lutheran Church sold the southern half of its property along 162<sup>nd</sup> Avenue to Habitat for Humanity for construction of single-family houses.

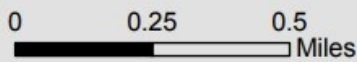
Children of the association's wide ethnic mix attend Burton Elementary, Pacific Middle School and Evergreen High School by school bus, private car, bicycle or on foot. C-Tran's bus route 30 runs along the eastern and northern boundaries of the association with six uncovered stops.



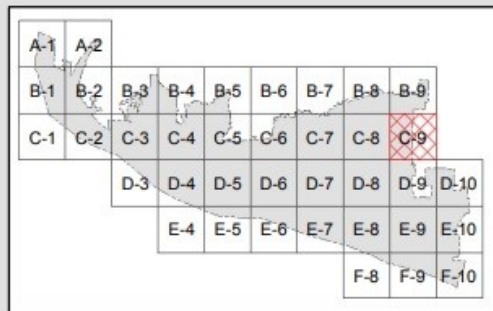
## Map Section: C-9

### Comprehensive Plan Designations

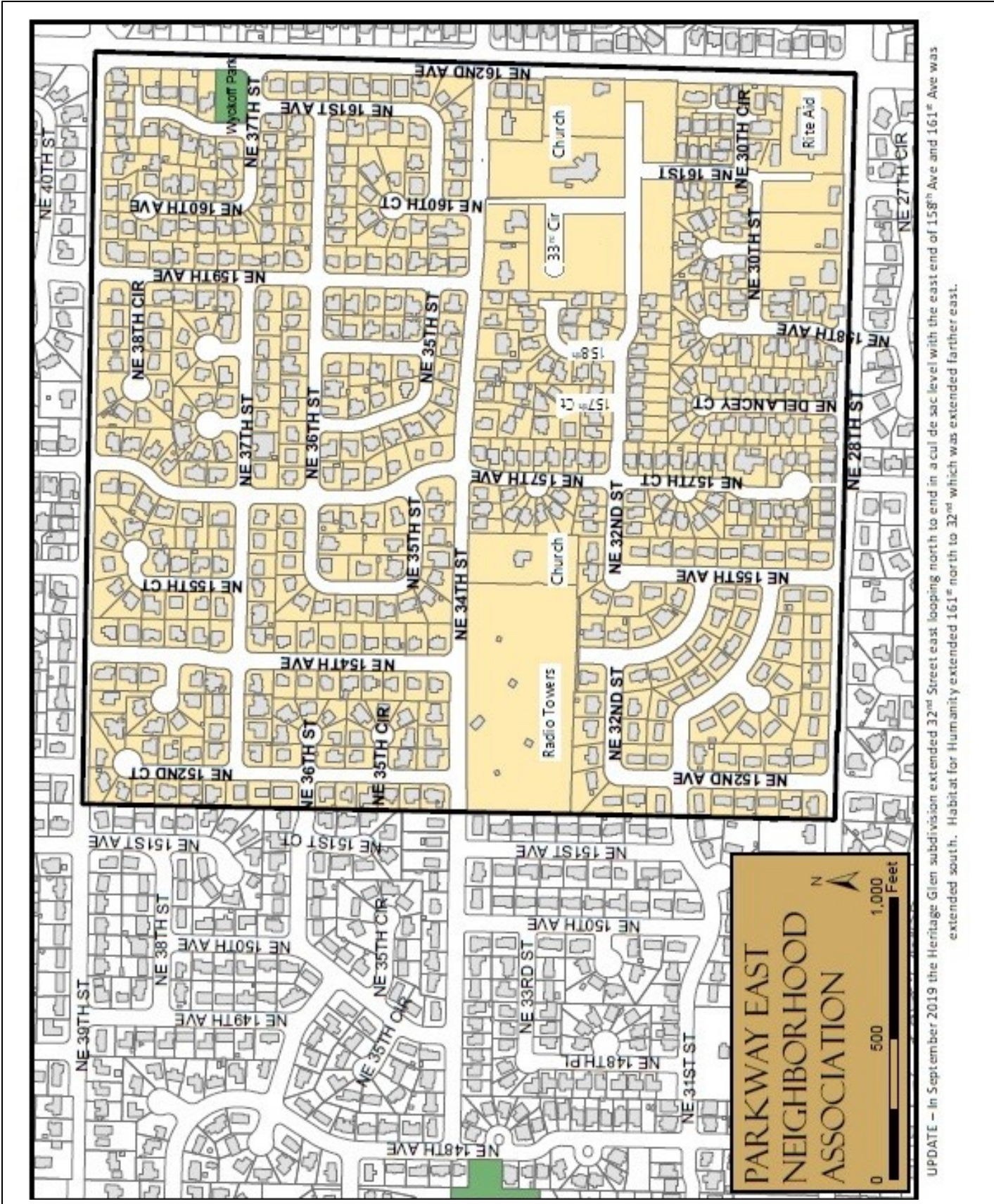
- Urban Lower Density Residential
- Urban Higher Density Residential
- Commercial & Mixed Use
- Industrial
- Public Facility
- Open Space
- Water



Updated by Ord M-3994  
Effective December 7, 2011







UPDATE – In September 2019 the Heritage Glen subdivision extended 32<sup>nd</sup> Street east looping north to end in a cul de sac level with the east end of 158<sup>th</sup> Ave and 161<sup>st</sup> Ave was extended south. Habitat for Humanity extended 161<sup>st</sup> north to 32<sup>nd</sup> which was extended farther east.

UPDATE – In September 2019 32<sup>nd</sup> Street was extended east looping north to end in a cul de sac level with the east end of 158<sup>th</sup> Ave. and 161<sup>st</sup> Ave was extended south for the Heritage Glen subdivision.

#### NEIGHBORHOOD MISSION STATEMENT

The mission of the Parkway East Neighborhood Association is to build community by providing a forum for sharing information, connecting neighbors, promoting activities and fostering civic involvement in our diverse community in order to:

- Enhance the quality of our neighborhood
- Encourage communication, cooperation and friendliness among the residents
- Maintain and increase the spirit of awareness, security and beauty in our community
- Express the interest and opinions of all residents to our local government

#### NEIGHBORHOOD VISION AND VALUES

We envision a safe, vibrant community which offers an inspiring lifestyle and quality of life and is a desirable place in which to live and enjoy the benefits of family, friends and community.

We are responsive to our community's needs through the relationships we build with our neighbors, neighborhood businesses, community organizations and the City of Vancouver.

We operate as a conduit of information for our neighbors. By providing speakers at our meetings, maintaining a membership e-mail list and posting on Nextdoor.com we keep our neighbors aware of city operations, community organizations and events, and potential developments and changes in the neighborhood.

We promote activities within our neighborhood, such as Clean Up Day and an annual family picnic.

We offer an opportunity for neighbors to bring forth their concerns and problems, providing direction and connecting them to resources for further investigation of their issues.

#### NEIGHBORHOOD OBJECTIVES and ACTION STEPS

The following recommended action items identified as having a "high" priority are considered by the Neighborhood Association to be most important. "Medium" priority action steps are somewhat less important. "Low" priority action steps are considered least important. Priority has been assigned by the Neighborhood Association for each action step without regard for the time frame within which the recommendation can realistically be accomplished (shortrange, long-range) and without concern for whether funding sources can be practically identified. Accordingly, it is possible that a "High" priority item may not be realized for many years. In contrast, some "Low" priority items could be potentially accomplished in a relatively short amount of time without significant capital expense.

Abbreviations - The full names of responsible parties have been used throughout the document. The only abbreviation which appears is for Parkway East Neighborhood Association – PENA.



Priority 1 Livability		
Objective 1 Maintain safe pedestrian access throughout the neighborhood.		
Action Steps	Priority	Responsibility
Publish positive reminders in the newsletter of homeowners' responsibilities in maintaining sidewalks on their property	High	PENA Secretary and officers
Utilize Nextdoor.com for help with a specific sidewalk or street problem	Medium	Individual Homeowners
Engage the City regarding dangerous and missing sidewalks thru <a href="http://www.cityofvancouver.us/servicerequest">www.cityofvancouver.us/servicerequest</a>	High	Residents & City Sidewalk Management Team
Objective 2 Leverage the benefits of trees		
Action Steps	Priority	Responsibility
Plant street trees for beautification, traffic calming & mitigation of pollution	High	PENA Friends of Trees Vancouver Urban Forestry Urban Forestry Liaison (Dawn Freeman 901-9687)
Identify hazardous trees for removal	Medium	PENA & Homeowners Vancouver Urban Forestry
Identify heritage trees for preservation	Low	PENA & Homeowners Vancouver Urban Forestry Urban Forestry Liaison (Dawn Freeman 901-9687)

Objective 3 Educate neighbors on positive connections between property values and curb appeal.		
Action Steps	Priority	Responsibility
Inform residents of resources for maintaining yards & homes through Nextdoor.com	Medium	PENA
Develop a volunteer group to assist residents who need help	Low	PENA Homeowners
Host an annual Clean Up Day	High	PENA Waste Management City of Vancouver

Priority 2 Public Safety		
Objective 1 Educate residents regarding ways to reduce crime in the neighborhood		
Action Steps	Priority	Responsibility
Upgrade vulnerable mailboxes and inform residents of alternatives	High	PENA & Homeowners US Postal Service
Secure recycling and garbage carts.	High	PENA & Homeowners
Objective 2 Ensure safe infrastructure		
Action Steps	Priority	Responsibility
Work with the City to bring 34th Street's pavement up to urban standards	High	City Street Manager - Ryan Lapossa
Identify areas for possible street bumps	High	Neighborhood Traffic Safety Alliance

Identify intersections that need to be reviewed for consistent, appropriate markings. Insure consistent, appropriate intersection markings	Medium	PENA Vancouver Public Works
Request adequate street lighting along 28 <sup>th</sup> & 34 <sup>th</sup> streets	High	Vancouver Public Works

**Priority 3 Community Involvement & Recreation**

Objective 1 Provide opportunities for residents to build relationships

Action Steps	Priority	Responsibility
Hold bi-annual association meetings	High	PENA
Host annual picnic	High	PENA
Provide volunteer opportunities to help fellow residents	Medium	PENA
Encourage volunteerism to create stronger social networks and beautify the neighborhood, such as through community clean ups and neighborhood tree plantings.		PENA Friends of Trees Vancouver Volunteer Programs
Host guest speakers from city programs and other organizations at neighborhood meetings to discuss ways residents can support clean air, clean water and healthy soil.		

Objective 2 Educate residents regarding emergency preparedness

Action Steps	Priority	Responsibility
Utilize Map Your Neighborhood	High	PENA Clark Regional Emergency Services Agency
Host preparedness workshop	Medium	PENA Clark Regional Emergency Services Agency