



Fruit Valley Subarea Plan Existing Conditions/Demographics

Background

The Fruit Valley Neighborhood has been identified in the Vancouver Comprehensive Plan as one of 15 areas that need more detailed planning and investment in order to achieve its full potential. The Planning Commission identified this area as a top priority for subarea planning because it is a historic neighborhood with a mix of residential, agricultural, industrial and open space uses. Growth in the Port of Vancouver and of regional rail traffic has affected the neighborhood. As agricultural uses have transitioned to industrial uses, traffic volumes and land use patterns have changed. The Fruit Valley Neighborhood Association is interested in preserving the character of their community while reaping the benefits of growth and development and is an active partner in developing this subarea plan. Their motto is “Working together, we can make it happen”.

History

During the 1800’s, Fruit Valley was known for its breathtaking views of vast walnut, filbert, prune and peach orchards. Early settlers came from the Dakotas in 1890 and 1891 and the area was nicknamed “New Dakota”. The area was also settled by some of those employed by the Hudson’s Bay Company such as Joseph Petrain and Naukane (John Coxe). Between 1908 and 1910, the railroad was constructed along the eastern edge of the Fruit Valley area. During World War I, the G.M. Standifer Construction Corporation built two shipyards on the Columbia River in close proximity to the Fruit Valley area for the World War I war effort. The shipyards as well as the railroad began to establish the Fruit Valley area as an industrial area. In 1942, the Kaiser shipyard was opened in Vancouver to build ships for World War II. 300 permanent wartime homes were constructed in Fruit Valley by the Vancouver Housing Authority, under the direction of D. Elwood Caples, to house workers for the nearby shipyards. Along with the housing, an administrative/community building was constructed. An elementary school opened in 1944 along Fruit Valley Road. After World War II, the homes were sold and in 1947, the housing development was subdivided and was named the Fruit Valley Homes subdivision. In 1948, the Vanport flood occurred and the floodwaters rose three feet in the existing homes. In 1949, the Fruit Valley Neighborhood Association was formed and funds were raised to build a dike along the eastern boundary of the development to protect the homes and residents from future flooding by the Columbia River.

Planning Area

The Fruit Valley subarea is located in the western extent of Vancouver’s city limits. It is bordered on the north by Vancouver’s city limits; on the south by Mill Plain Boulevard; on the east by the BNSF railroad tracks; and on the west by the western extent of private property lines extending into the Vancouver Lake lowlands (Fruit Valley Subarea Map page, 13). The subarea is a smaller subset of the land included in the neighborhood association boundary. This is due to a large amount of land that is included in the Fruit Valley Neighborhood Association that is not

in Vancouver's city limits and of land that is in Port of Vancouver ownership that is subject to the Port's master plan.

Surrounding Area

Geographically, Fruit Valley is fairly isolated from the rest of the City of Vancouver. It is surrounded by the Port of Vancouver and the Columbia River, Vancouver Lake and lake lowlands and the downtown neighborhoods of Northwest, Lincoln, Carter Park and Hough. Although Fruit Valley is adjacent to the downtown neighborhoods, it is also cut off from them by the bluff and railroad tracks that run the entire north/south length of the subarea boundary (Surrounding Neighborhood Associations Map, page 14).

Landscape

The Fruit Valley subarea includes approximately 614 net acres (total does not include roads, right-of-ways and easements). Most of the land in the Fruit Valley subarea is in private ownership with 444 acres in private ownership or 72%. There are 170 acres, or 28% in public ownership. Fruit Valley has several major land uses that are in close proximity to each other. These are primarily industrial, railroad and residential. Historically, the relationships between these uses have been accepting and cooperative. A break down of acreage by zoning designations is as follows:

- Community Commercial (CC), 5 acres
- Heavy Industrial (IH), 22 acres
- Light Industrial (IL), 360 acres
- Mixed Use (MX), 8 acres
- Park, 6 Acres
- Residential (R-30), 8 acres
- Residential (R-18), 21 acres
- Residential (R-9), 75 acres
- Residential (R-6), 2 acres
- Vancouver Lake Greenway District (GW), 107 acres

A majority of the land in the Fruit Valley subarea is zoned for Industrial use (Fruit Valley Zoning Map, page15). The heavy industrial zoning designation accounts for 22 acres and light industrial 360, for a total of 382 acres or 62%. The second highest acreage of land use zoning is greenway with 107 acres or 17%. The 107 acres of Greenway designation is Vancouver Lake Greenway District 20.450-2. This district is intended to encourage the preservation of agriculture and wildlife in the Vancouver Lake area. Residential has the third highest acreage of land use zoning with a combined total of 106 acres, or 17%. There is still vacant land in Fruit Valley, although much of it includes critical lands. Acreage of vacant and underutilized land by landuse and critical areas is as follows:

- Commercial - Vacant, 0.5 acres
- Industrial - Underutilized, 10 acres
- Industrial - Underutilized Critical, 14 acres
- Industrial - Vacant, 53 acres
- Industrial - Vacant Critical, 57 acres
- Residential - Underutilized, 1 acre

- Residential - Vacant, 1 acre
- Residential - Vacant Critical, 1 acre

Most of the vacant and underutilized land in the Fruit Valley subarea is zoned for industrial use and is located west of Fruit Valley Road, with a few parcels located along the railroad tracks (Vacant and Underutilized Lands Map, page16).

Demographics

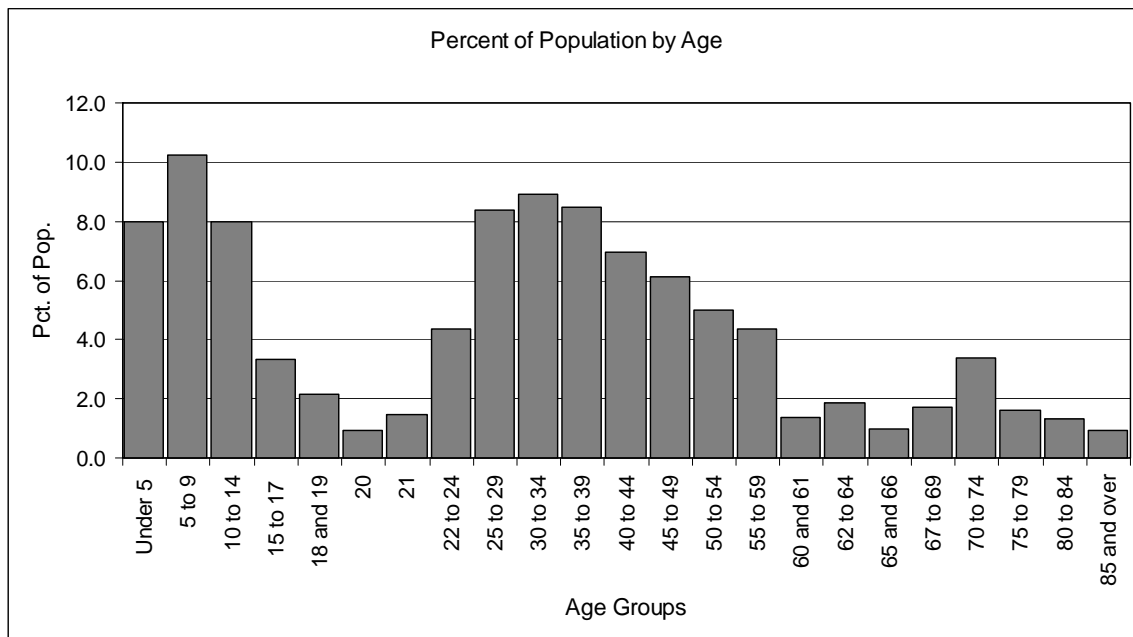
Geography and data

The entire Fruit Valley subarea is included within a single Census Tract (410.05). Census Tract 410.05 also includes area that is outside of the Fruit Valley subarea boundary. The majority of this area has little to no population; therefore, all of 410.05 is used in this analysis. The Census Bureau conducts a census every 10 years with the next scheduled for 2010. The 2010 Census will not include all of the data that has been collected in past Censuses. The Census sample data collected in past censuses (comprised of socioeconomic and employment data) will now be collected with a rolling Census called the American Community Survey (ACS). Survey data is collected every year for the ACS and is released by geographies (large to small) as enough data is collected to make it statistically significant. ACS data for Census Tract level geography will not be released until 2010. Due to these factors, Census 2000 data will be used for this analysis.

Population and age

The population of Fruit Valley according to the 2000, US Census is 2,014, which represents 1.4% of Vancouver’s overall population of 143,560. Fruit Valley has a fairly young population with a median age of 31.6 years old. This is less than Vancouver’s 33.1 median age. Children in the 5 to 9 year old age category account for the highest percentage of the population in Fruit Valley with 10.2% of the total population, see Table 1 for Fruit Valley’s age breakdown.

Table 1, Fruit Valley: Percent of Population by Age



Children in the under 5 and 10-14 year old age categories each include 8% of Fruit Valley’s population. The adult categories of 25-29 (8.4%), 30-34 (8.9%) and 35-30 (8.5%) are also age categories that contain a high percentage of the population. This indicates that a majority of Fruit Valley’s population is comprised of young adults raising children.

Households

There are 876 households in Fruit Valley and the average Household size in Fruit Valley is 2.52 persons per household, which is virtually the same as Vancouver’s 2.5. 54% of these households are categorized as family households. Family households are made up of people who are related by birth, marriage or adoption. Married couple family households account for 56% of family households. Non-traditional family households account for 44% of all family households, 35% of the non-traditional family households are comprised of a female householder with children and no husband and 9% are male householders with children and no wife.

Race and Ethnicity

Percentage of the total population in Fruit Valley, by race and ethnicity are listed on Table 2.

Table 2, Fruit Valley Percent of Population by Race and Ethnicity

Race/Ethnicity	Percent of Population	
	Fruit Valley	City of Vancouver
White	81.80	82.17
Hispanic/Latino	9.98	6.29
Two or more races	3.92	3.13
Black or African American	1.79	2.43
Native American	1.29	0.85
Asian	0.99	4.47
Native Hawaiian or Pacific Islander	0.10	0.52
Other	0.05	0.14

Fruit Valley’s race and ethnic make-up is similar to overall Vancouver’s. The greatest differences are in Hispanic/Latino where Fruit Valley has a higher percentage (9.98) than Vancouver (6.29), and Asian where Vancouver’s percentage (4.47%) is higher than Fruit Valley’s (0.99%).

Fruit Valley’s percentage of people born in the US (88%) and percentage of foreign born (12%) is identical to Vancouver’s overall. Most of the people who were surveyed in Fruit Valley also indicated that they primarily speak English at home. A higher percentage of people in Fruit Valley identified themselves as linguistically isolated (6.7%) than those in Vancouver (4.7%). Linguistic isolation is determined by the level of English spoken at home. A household that has no member who is over 14 years old and speaks English ‘well’ is considered linguistically isolated. Most of the people in Fruit Valley who identified themselves as linguistically isolated speak Spanish.

Poverty and income

Fruit Valley’s Census Tract 410.05 has the second highest poverty rate in the City of Vancouver with 34.7% of the people living in poverty. This is a significantly high poverty rate that is almost triple Vancouver’s overall poverty rate of 12.2% and almost quadruples Clark County’s 9%. The median (half the values are above and half are below) household income in Fruit Valley is

\$25,185 and the per capita (average) income is \$12,435, Vancouver's is \$41,618 and \$20,192 respectively.

Housing (data on housing, was collected from Clark County Assessment and GIS)

There are many factors that contribute to an area having a high poverty rate. Frequently, a high poverty rate is an indication of low housing costs, as people tend to live where they can afford. The Vancouver Housing Authority owns and operates two housing complexes in Fruit Valley, Plum Meadows and the Fruit Valley Court apartments. Between these two housing complexes there are 176 units that serve low income households with annual incomes that are 80% of the Portland/Salem Metropolitan Statistical Area's (MSA) median income of \$46,090. Mobile homes are also a common affordable housing choice. There are two large mobile home parks in Fruit Valley with a total of 163 units. The rest of Fruit Valley's housing choices are in apartments and small, older, single family homes. The median size of a single family home in Fruit Valley is 910 square feet and the median year built year built is 1942. In comparison, Vancouver's median size of a single-family home is 1,422 square-feet and the median year built is 1979. The median sales price for a single-family home in Fruit Valley (year 2008) was \$121,950 compared to Vancouver's \$156,900.

According to the 2000 Census median rent in Fruit Valley is \$593 compared to \$671 in overall Vancouver. The median 'selected owner costs' for housing in Fruit Valley is \$778 compared to \$1,164 in overall Vancouver. The costs of owning a house are quite a bit lower in Fruit Valley than they are in overall Vancouver. This is a direct factor in the higher rate of owner occupied housing in Fruit Valley (63%) compared to overall Vancouver's 53%.

Education

Table 3 shows the comparison of educational attainment for people who are over 25 years in Fruit Valley to overall Vancouver.

Table 3 Fruit Valley and the City of Vancouver, Educational Attainment

Highest Level of Education Attained	Percent of Population 25 and Older	
	Fruit Valley	Vancouver
No schooling completed	1.96	0.84
Nursery to 4th grade	0.98	0.37
5th and 6th grade	1.22	0.99
7th and 8th grade	5.13	1.74
9th grade	2.93	1.58
10th grade	3.91	2.67
11th grade	3.67	2.40
12th grade; no diploma	6.28	3.45
Did not graduate high school	26.08	14.04
High school graduate (includes equivalency)	32.03	26.43
Some college; less than 1 year	12.47	10.47
Some college; 1 or more years; no degree	18.66	19.71
Associate degree	4.73	7.65
Bachelor's degree	5.38	14.30
Master's degree	0.65	5.46
Professional school degree	0.00	1.44
Doctorate degree	0.00	0.50

Fruit Valley has a fairly high percentage of population that has not graduated high school (26.08%) compared to the rest of Vancouver (14.04%). It also has a lower percentage of people who have completed a Bachelor's Degree 5.38% compared to 14.30%. There is also a very low percentage (under 1%) of people with advanced degrees. These factors can seriously impact the job and income opportunities that a person has.

Employment

The unemployment rate for Fruit Valley at the time of the 2000 Census was 12.2%, Vancouver's was 6.6%. Since the recent economic downturn both of these unemployment rates are higher. It is also fair to assume that the difference between the unemployment rates in Fruit Valley and overall Vancouver are still similar. The unemployment rate for people living in Fruit Valley is definitely a contributor to the high poverty rate.

The percentage of employed people (over 16 years old) in Fruit Valley by occupational types is as follows on Table 4.

Table 4 Fruit Valley and the City of Vancouver, Employment by Occupation Type

Occupation	Percent of workers over 16	
	Fruit Valley	City of Vancouver
Management, professional, and related occupations	18.90	29.13
Service occupations	16.93	14.80
Sales and office occupations	23.31	28.08
Farming, fishing, and forestry occupations	1.35	0.40
Construction, extraction, and maintenance occupations	15.58	9.93
Production, transportation, and material moving occupations	23.93	17.66

Fruit Valley has significantly less people employed in management and professional occupations (18.9%) than overall Vancouver (29.13). Fruit Valley does have a higher percentage of employed people in the ‘trades’ occupations of construction, extraction, maintenance, production, transportation and materials moving. These occupations have historically paid fairly well and generally require less formal education than the professional occupations.

Less people who live in Fruit Valley work in the City of Vancouver (44%) than those in overall Vancouver (47%) and more of Fruit Valley’s workers (41%) work in another state (state is not identified by the Census Bureau, it is certain, though, that all but a few of these workers are going to Oregon). 37% of all Vancouver’s workers work out of state.

A higher percentage of Fruit Valley’s workers use an alternative mode of transportation to work. A break down of transportation to work is as follows on Table 5.

Table 5 Fruit Valley and the City of Vancouver, Transportation to Work

Means of transportation to work	Percent of workers over 16	
	Fruit Valley	Vancouver
Car; truck; or van; Drove alone	69.55	76.95
Car; truck; or van; Carpoled	22.28	12.61
Public transportation	5.07	3.69
Motorcycle	0.00	0.11
Bicycle	0.00	0.47
Walked	2.35	1.83
Other means	0.00	0.74
Worked at home	0.74	3.61

A significantly higher percentage of Fruit Valley workers car pool to work (22.28%) than workers from overall Vancouver (12.61%). Fruit Valley workers also take public transportation more than overall Vancouver’s, 5.07% and 3.69% respectively.

Infrastructure/Community Amenities/Future Plans

Transportation and Pedestrian Mobility

Fruit Valley is served by one arterial, 39th Street; two primary arterials, Fourth Plain Boulevard and Fruit Valley Road and a State Highway Mill Plain Boulevard/Lower River Road/SR-501. The rest of the roads in Fruit Valley are public and private unclassified arterials (Fruit Valley Roads Map, page 17). Fruit Valley Road is the only north/south access route to and from Fruit Valley. Mill Plain, Fourth Plain and 39th Street provide east/west access, but they are all located on the southern end of Fruit Valley. Historically 39th Street has been limited in its ability to provide uninterrupted access to Fruit Valley as it is currently built at grade to the railroad tracts in the Vancouver rail yard. The crossing at 39th Street requires going over seven sets of tracks and frequently requires long waits at the railroad crossing. Construction of an auto and pedestrian bridge over the tracks is scheduled to begin in the spring of 2009 and be completed at the end of 2011. This will improve auto and pedestrian access into downtown Vancouver from Fruit Valley. An additional set of tracks is also being built so that passenger trains can bypass the freight trains in the rail yard, ultimately improving passenger train service.

An additional north/south auto route is also being considered for Fruit Valley. This would be an extension of 26th Street that currently serves the Port of Vancouver. 26th Street’s north extension ends at Mill Plain Boulevard. Designs to extend 26th Street all the way up to the 78th Street

intersection are being considered. There are no definite plans for an eventual alignment for 26th Street at this time, though.

Fruit Valley does not have a complete system of sidewalks, (Fruit Valley Sidewalks Map, page 18). The most complete section of sidewalk in Fruit Valley is along Fruit Valley Road from Fourth Plain Boulevard to 39th Street and then from 39th Street all the way to I-5. Mill Plain Boulevard also includes a sidewalk that extends from downtown up to Fourth Plain Boulevard and connects to the Fruit Valley Road sidewalk. Fruit Valley's internal sidewalk system is sporadic at best with most of the residential areas lacking sidewalks.

Transit

C-Tran provides transit service to Fruit Valley, via the #25 bus that runs between the Highway 99 transfer station and 61st Street on the north end of Fruit Valley. The # 25 bus route runs along St. Johns/St. James Roads to Fort Vancouver Way through the historic Reserve and into downtown Vancouver. It then follows Mill Plain Boulevard to Fruit Valley Road and into Fruit Valley. There is access to transfer points from downtown to other areas in Vancouver and into Portland, but no direct routes from Fruit Valley other than the #25. Bus stops are located at regular intervals along Fruit Valley Road and buses are available about every 30 minutes during week days and every 45 minutes on weekends and holidays.

Parks, Trails and Open Space

Fruit Valley is surrounded on the west by Vancouver Lake and the Vancouver Lake lowlands. Most of this area is in public ownership, primarily by the Washington State Department of Fish and Wildlife and Clark County. This creates a lot of open space around Fruit Valley. There is also a large amount of Regional Park land that surrounds Fruit Valley. The Vancouver Lake Regional Park and Frenchmen's Bar Regional Park are accessed fairly easily from Fruit Valley, although this access is auto oriented. There are two neighborhood parks in Fruit Valley. The Fruit Valley Park located just south of the school includes small ball fields, playground equipment, a community garden, and is also the site of the Community Center. Liberty Park, also in Fruit Valley, is located just to the north of Mill Plain Boulevard. Liberty Park is a small pocket park with limited playground equipment. The Fruit Valley School also provides playground equipment, small sports fields and basketball courts to the public when school is out.

There is only one developed trail in Fruit Valley. It is located around and through the Fruit Valley Neighborhood Park. Access to the Burnt Bridge Creek Regional Trail to the north and access to the Lake Vancouver-Frenchmen's Bar Regional Trail to the west, are both auto access only. Several planned regional trails are located close to Fruit Valley, one will be accessible from La Frambois Road, which is located in Fruit Valley. This connection will eventually allow pedestrian access to trails around Vancouver Lake, the Burnt Bridge Creek Trail and to the Waterfront/Discovery Trail system. There is no definite alignment or timeline for these regional trails.

School and Family Resource Center

A central point of the Fruit Valley community is the Fruit Valley Elementary School. School officials have created an environment at the school where it has become a hub of school and non-school activities. Much of the focus on the school is due to the family resource center that is located on the school's campus. Through the family resource center, children are given food to bring home for the weekends, there are clothes donations that can be picked up there, there is a

mother's group that meets with their preschoolers for story times and other activities and there are computers for people to use to look for employment and to do research. There is also a group of middle school children who meet at the school in the mornings before they catch the bus to Discovery Middle School. School staff recognized that many of these students were not getting breakfast, so they started a program to ensure that the kids get something to eat while they wait for their bus. Other organizations use the school after hours for meetings, events and after-school/summer programs for the kids.

Community Center

The Fruit Valley Community Center is located in the park. It was originally built along with the Vancouver Housing Authority's WWII shipyard workers' housing that is now the Fruit Valley Homes subdivision. The building began as the office where people went to pay their rent and take care of other administrative tasks. It has been altered several times throughout its history and served as a fire station for many years. Currently, the building is owned by the City of Vancouver and the daily operations and maintenance of the building are administered by the neighborhood association. The neighborhood association uses the building for its monthly meetings as well as leases it out to other groups for meetings and events. Currently, an area inside the building is being created for the Vancouver Police to use as a drop in office. This will increase police presence in the neighborhood and help to develop a stronger relationship between the neighborhood residents and police.

Businesses

There is a wide range of businesses that surround and are located within Fruit Valley. Activities at the Port of Vancouver have a lot of influence on the Fruit Valley neighborhood. There is substantial interface between residential and industrial activities in Fruit Valley and quite a bit of diversity in the types of businesses within Fruit Valley. Historically, the residents of Fruit Valley and the industries located there have enjoyed a mutually respectful relationship and there has been little conflict between them. Not all of the businesses in Fruit Valley are of an industrial nature; although the industrial uses have a greater impact on the business landscape than do service oriented businesses. Business types range from Frito Lay's snack foods production to the Reptile Guyz pet store (Table 6 Businesses in Fruit Valley, page 19). Retail and personal services businesses are greatly underrepresented in Fruit Valley. There is no grocery store, barber/beauty salon, laundromat, bank, or a single restaurant in Fruit Valley. The only places to find food items are in the two gas station/mini marts and neither provides fresh food.

Current Development Activities

Currently there are several applications for new development in Fruit Valley. The majority of these applications are for industrial development (10 total), there are also several residential applications (4 total). Each of these development applications are in different phases of the process. For a complete list of proposed development projects see Table 7, page 20-23.

Fruit Valley Neighborhood Action Plan

The Fruit Valley Neighborhood Association developed a neighborhood action plan in June 2008. The plan identifies issues of concern for the neighborhood and strategies to address them (see Action Plan Appendix 1). The recommendations from the Action Plan that the neighborhood identified as 'high priority' are as follows:

- Continue to hold an annual community clean-up, and advertise it to neighbors.

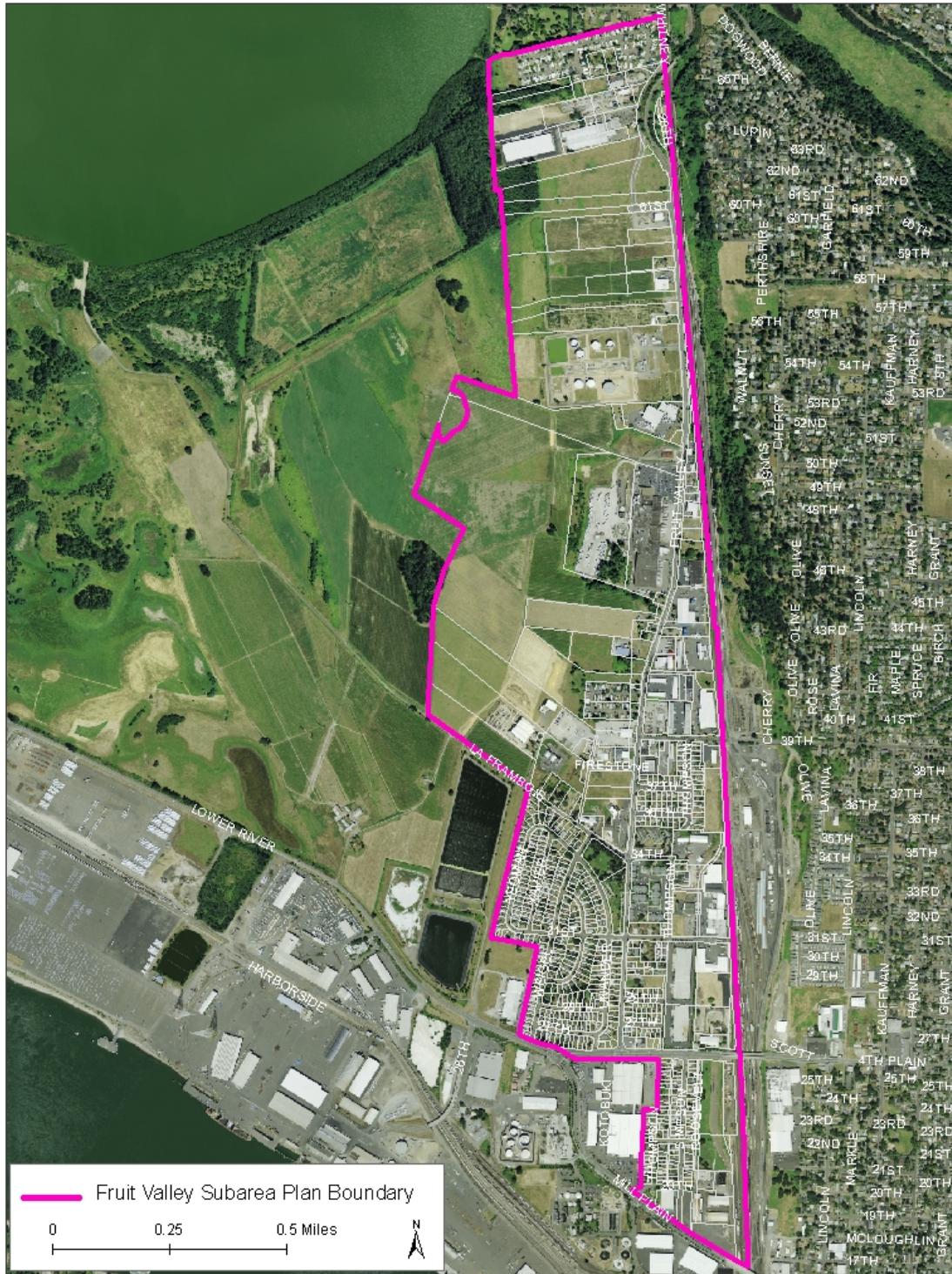
- Support the Movie Night program with Fruit Valley School, whose goal is to promote good citizenship in students.
- Continue to work with partners to establish a Boys and Girls Club within our neighborhood boundaries.
- Continue to support and create opportunities for and with established groups such as 4-H, Scouts and others.
- Continue to maintain and expand the neighborhood association's communication. We currently support a newsletter, website and an e-mail account.
- Work with the Fruit Valley Foundation to develop a long-range plan for the future of the community center.
- Fit the Community Center with a wind energy generator.
- Provide volunteers for Rest Areas.
- Seek grant funding opportunities.
- Move school zone signs along Fruit Valley Road to, north and south, 300ft. beyond the school grounds in accordance with state law, WAC 486.95.330.
- Install a light protected crosswalk across Fourth Plain, on the east side of the intersection with Fruit Valley Road.
- Improve the safety at the intersection of Fruit Valley Road and LaFrambois.
- Evaluate and implement needed additional pedestrian crossing enhancements across Fruit Valley Road, on the north side of the intersection with 36th Street.
- Continue to maintain and build on our Neighborhood Response Team.
- Work to provide a space where police officers can take a break, write reports and make calls.
- Maintain street surfaces in good condition.
- Work with property managers in developing a disaster preparedness plan.
- Work with the City to restrict any home development north of Fourth Plain that does not follow the character of our neighborhood. Conforming to R-6 zoning (no more than 6 houses per acre, or lot sizes no smaller than 7000 sq. ft.) with no exception, structures will be single family homes, single story & with a front setback of at least 20 ft.
- Explore development standards for housing south of Fourth Plain.

- Work with the City and the Vancouver Housing Authority to establish needed social and community services to support the neighborhood as a whole, including residents of subsidized housing.
- Work with the Community Planning Department to develop guidelines to help maintain the neighborhood character.
- Work with Vancouver Development Review to increase neighborhood input and participation in the review and approval process for new home construction within our boundaries so that it is compatible with the neighborhoods character.
- Work with City and the Port of Vancouver to establish a reasonable buffer between industrial and residentially zones property.
- Explore state options for historic designation.
- Encourage Community Planning and City Council to support, with resources, the development of a sub-area plan by 2010.
- Continue to work with the City and the Port of Vancouver to establish a process for business design review.
- Establish the ownership and controlling party of the dike running behind the homes in the core section of the neighborhood.
- Work with the owner and/or controlling party to restrict any & all motor vehicle use from the dike running behind homes in the core section of the neighborhood as well as heavy truck use 500 ft. east & west of the dike, including La Frambois St.
- Work to continue the protection of our White Oak Woodlands and oak savannah as a “Priority Habitat” already protected by the state (WDFW) and by the City’s Critical Areas Protection ordinance.
- Designate the dike a foot and bike trail.
- Continue our work with efforts to revive the health of Vancouver Lake.
- Work to establish an interpretive and education center at the end of La Frambois road, nestled in the wetlands and accessible via a foot trail that the school kids could use.
- Continue working with the **Fruit Valley Foundation** in regards to supporting their efforts to meet basic needs and providing children and families with the tools they need to make better lives for themselves. This includes the annual home Improvement Grant.
- Continue working with the **Port of Vancouver** and other industrial neighbors to keep building the strong partnerships that exist between them and the Fruit Valley

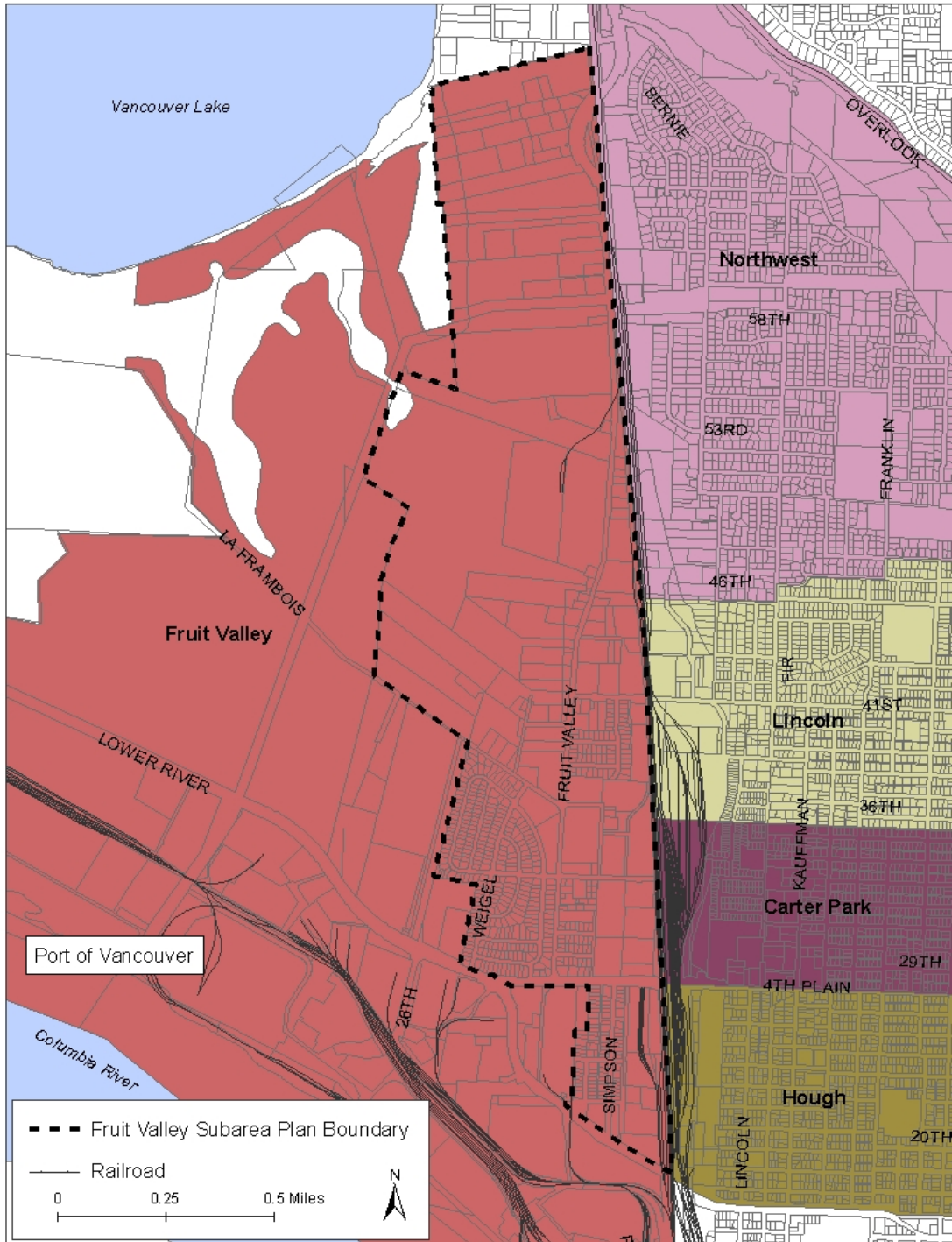
Neighborhood Association, which allows us all to continue to grow and thrive without adversely affecting one another.

- Continue to work with and support the **Vancouver School District** with particular focus on the schools that serve our neighborhood. (Fruit Valley Elementary School, Discovery Middle School, Hudson's Bay High School).
- Continue to work with representatives of our **Faith Community** to meet the needs of our community.
- Continue to work with **Affordable Community Environments (ACE)** on the development and management of the 2 acres north of the school.
- Continue to work with **Boys & Girls Club** on the new club in our neighborhood.
- Continue to work with the **Vancouver Housing Authority** to strengthen our relationship.
- Continue to work the **Vancouver Police Department** to strengthen our working relationship.
- Continue to work with the **Vancouver Development Review Services** to maintain our community character.
- Continue to work with the **Vancouver Code Enforcement Department** to address issues within our community.
- Stay open to opportunities that might come our way.
- Seek out partners as they make sense for projects within the neighborhood.

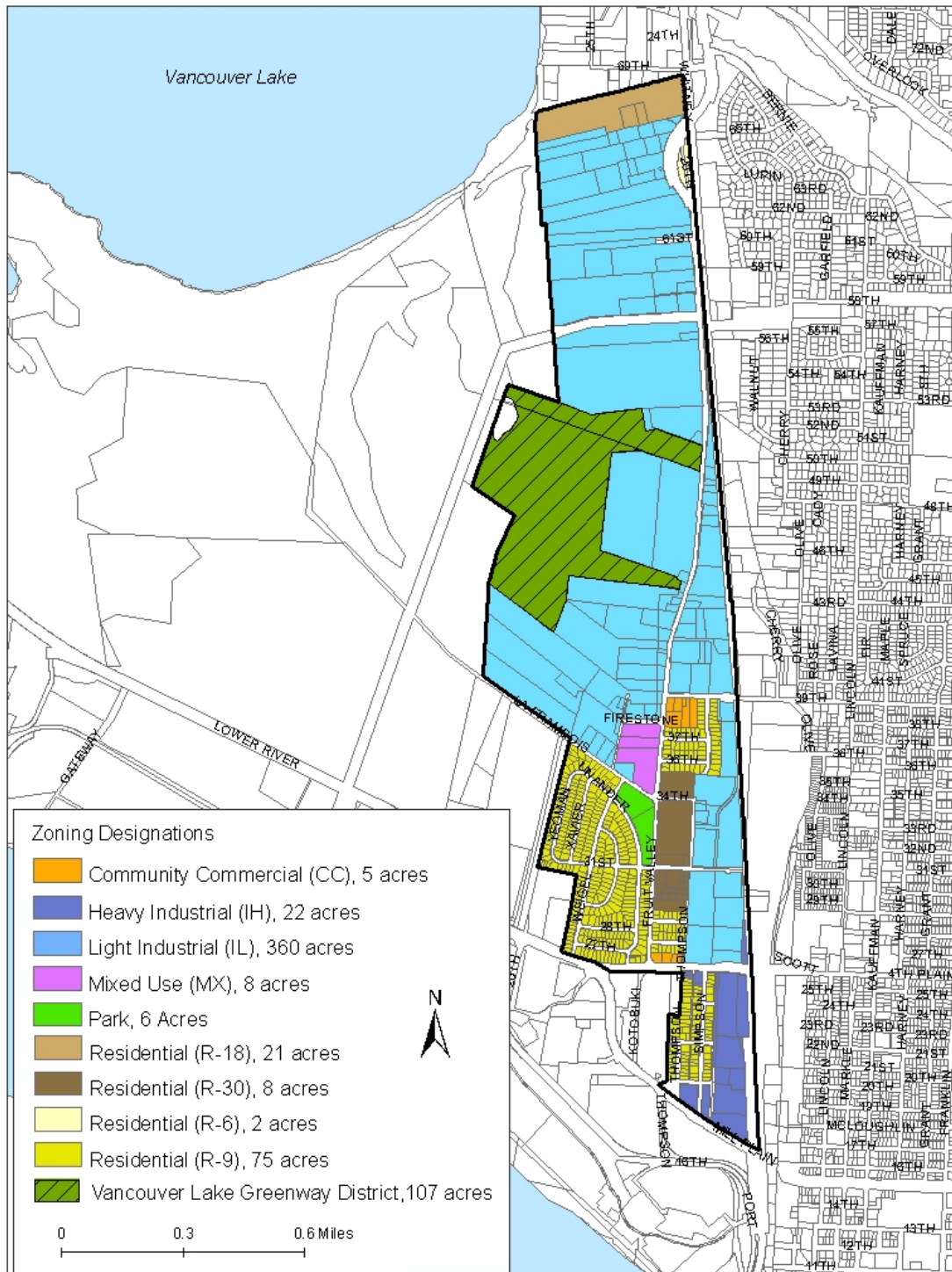
Fruit Valley Subarea



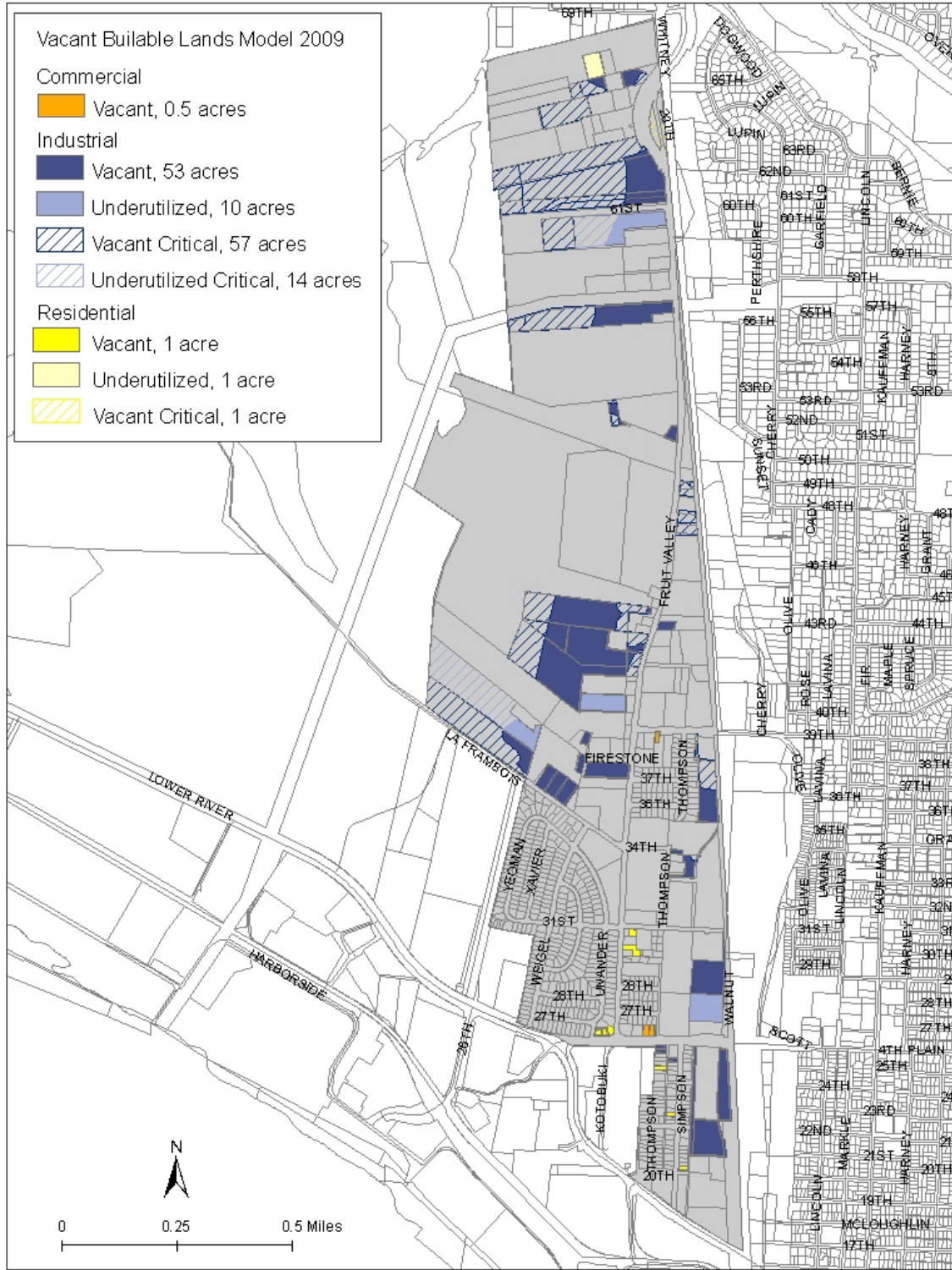
Fruit Valley and Surrounding Neighborhood Associations



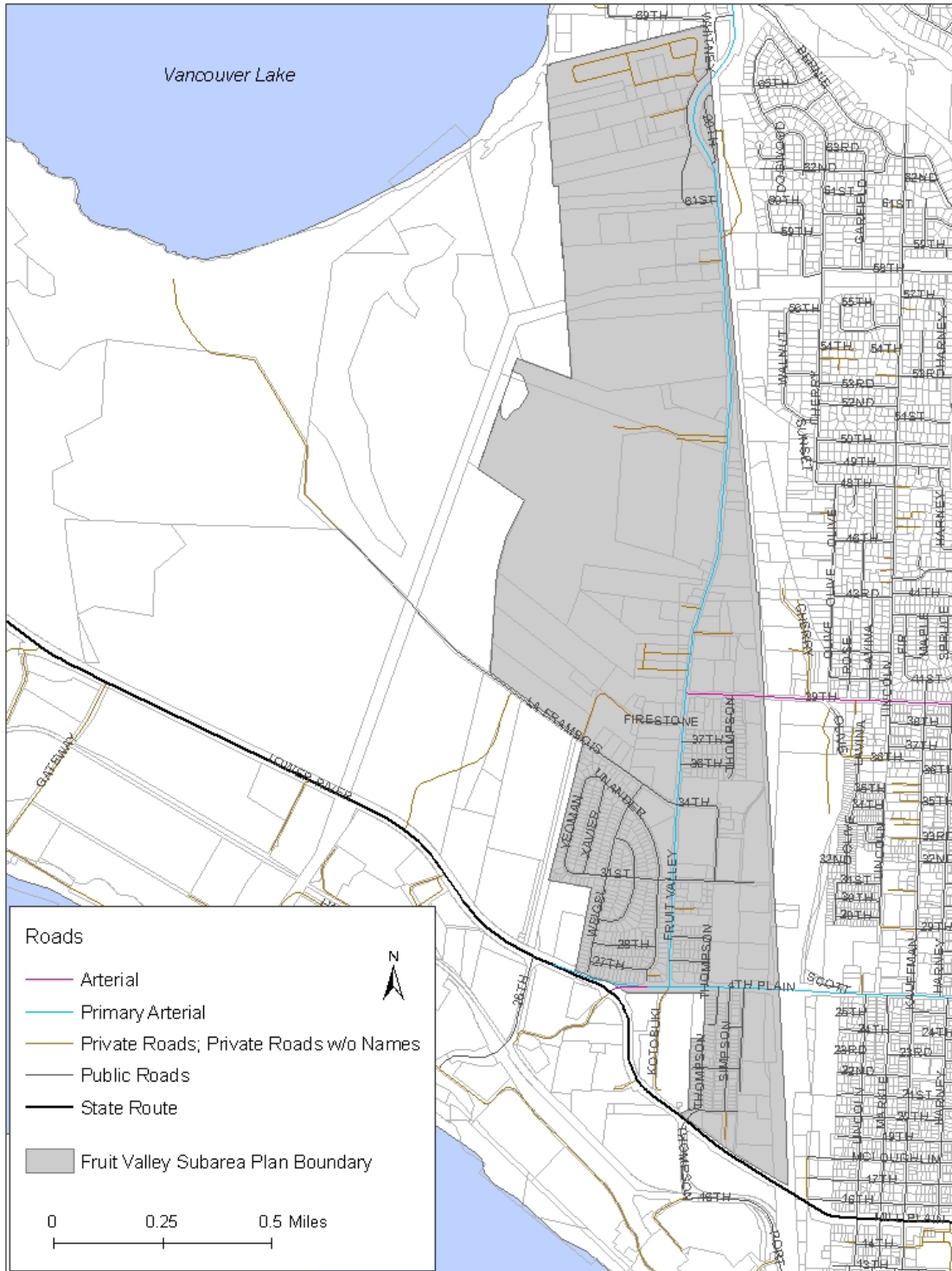
Fruit Valley Zoning Map



Fruit Valley Vacant and Underutilized Lands Map



Fruit Valley Roads Map



Fruit Valley Sidewalks

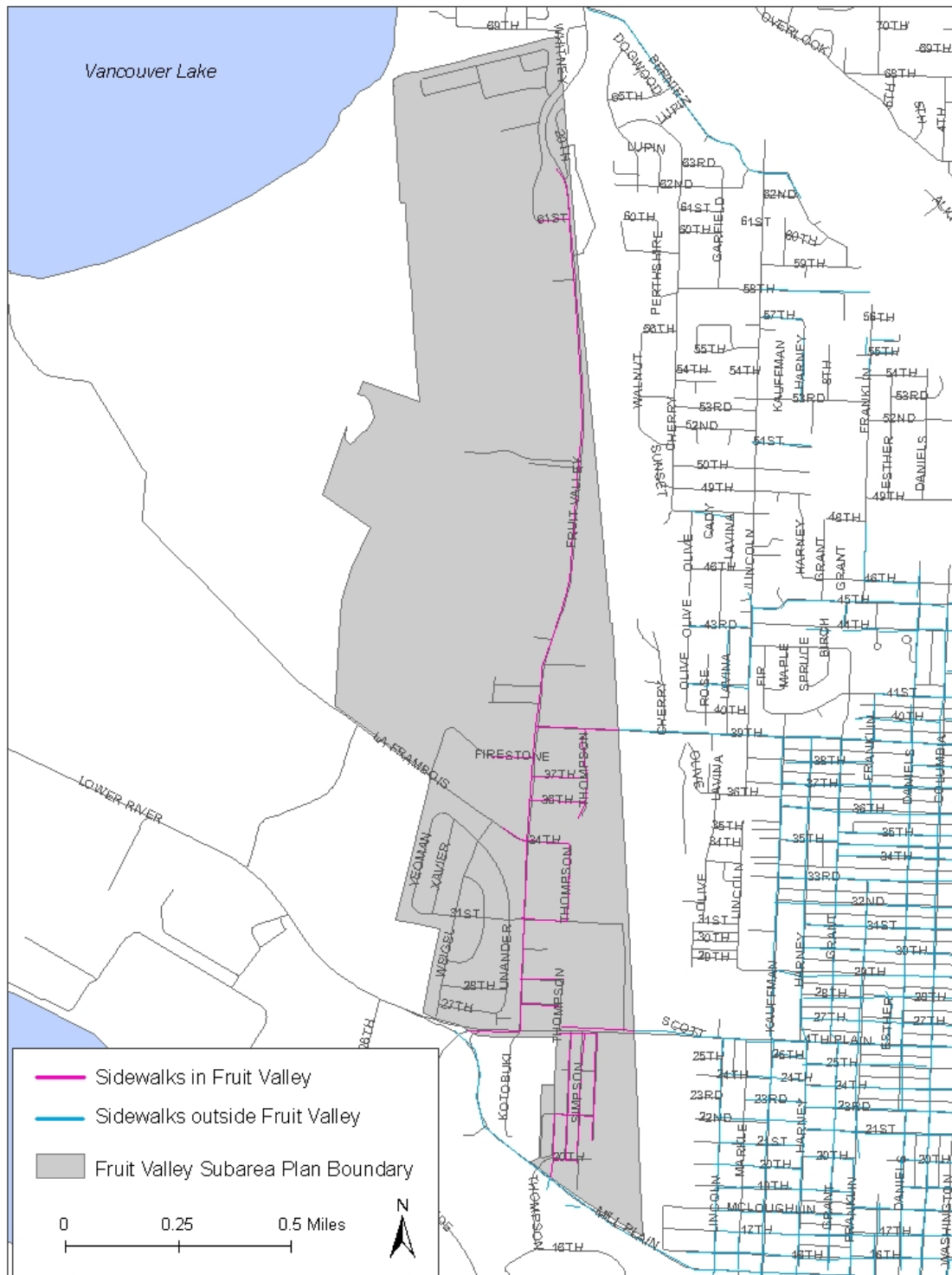


Table 6 Fruit Valley Business

Name	Business type	Product Type
Airgas	Distribution	Chemical/Gas
Frito Lay	Manufacturing/Distribution	Food
Gift Tree	Manufacturing/Distribution	Gift baskets
Pacific Die Castings Corp.	Manufacturing/Distribution	Aluminum and zinc die castings
K I C Holdings Inc.	Import/Distribution	Auto parts
Benjamin Moore & Co.	Distribution	Paint
Columbia Vista	Manufacturing/Distribution	Lumber
Wellons Inc.	Manufacturing/Distribution	Water treatment chemicals
M & M Manufacturing Inc.	Manufacturing/Distribution	Glass tempering and paint curing
NALCO	Manufacturing/Distribution	Chemical
Sunlight Supply Inc.	Manufacturing/Distribution	Nursery - Garden products
Columbia Cascade Office	Manufacturing/Distribution	Park benches/playground equipment
Flair Flexible Packaging Corp.	Manufacturing/Distribution	Plastic bags and packaging materials
Dis-Tran	Distribution	Wood products
Nu Star Energy	Distribution	Fuel storage
Procedure Products Corp.	Manufacturing/Distribution	Medical equipment
Food Express	Packaging	Food
Pac Paper	Packaging	Paper
Tetra Pak INC	Packaging	Drink and dairy packaging
Firestone Packing	Packaging	Food
Barkdusters	Retail	Landscape materials
Fruit Valley Chevron	Retail	Gas and food
Quick Shop Minit Mart #9	Retail	Gas and food
Reptile Guyz	Retail	Pets
Firestone Farms	Retail	Food
Mason Supply	Retail	Mason supplies
Municipal Emergency Services Inc.	Retail	Fire fighting equipment
Aldan Associates	Services	Engineering
Ayn Automotive LLC	Services	Auto repair
Bartlett Landscape Maintenance	Services	Lawn and garden
Burgeners Woodworking Inc.	Services	Office furniture
Chappelles Towing LLC	Services	Auto towing
Conwood Construction INC	Services	Construction
Gale Contractor Services	Services	Building
Patent Construction Systems	Services	Equipment rental and leasing
Pickard Printing Inc.	Services	Printing and engraving
Tails' R Waggin	Services	Dog day care
Vancouver Hot Rod Shop	Services	Auto restoration
West Coast Marine Cleaning	Services	Tank cleaning
Washington Trucking	Services	Transport
Columbia Metal Works	Services	Marine repair
Dan Hogan Transport INC	Services	Transport
Northwest Traditions Inc.	Services	Construction
RAM Industries Inc.	Services	Heavy construction reclamation/liquidation
Anytime Chimney Sweep	Home business	Chimney cleaning
Avants Construction	Home business	Construction
Del Sol Concrete	Home business	Concrete
Quality Janitorial Service	Home business	Cleaning
Sarasvati Language School	Home business	Language services
Nature by Design Unlimited LLC	Home business	Landscaping
ET S All Weather Construction Inc.	Home business	Residential construction
Green Springs Group		
Michelle L. Skube		
SP Lunde Ptg.		
Lewis and Clark Coffee Expresso Repair		

Table 7 Fruit Valley and Surrounding Area – Proposed Development

The following proposed developments projects are divided into three categories consisting of industrial developments in the subarea, residential developments in the subarea and developments in close proximity to the subarea. The following information shows projects that have initiated a permitting activity with the City of Vancouver as of May 5, 2009.

Industrial Development in the Fruit Valley Subarea				
Project No.	Project Name	Address	Description	Status
PRJ2009-00117	Sunlight Supply	4525 NW Fruit Valley Road. Tax Lot 37916573	47,546 sf expansion to an existing 39,746 sf building.	Site Plan Review submitted 5/5/09; Grading permit submitted
PRJ2008-01299	Food Express	W Firestone Lane, west of Fruit Valley Road. Tax Lot 152593000	Construct a 32,000 sf warehouse with truck drive-thru and truck parking	Pre-application conference 8/28/08
PRJ2007-01095	Fassilis Warehouse	4200 Fruit Valley, Tax Lots 152603000 and 006727034	Phase 1 to build a 12,000 sf warehouse (rear of property) and Phase 2 to build a 7,440 sf office building (in front of ex. building)	Preapplication conference held 7/12/07
PRJ2006-01872	South Lake Wellfield	5806 NW Fruit Valley Road, Tax Lots 147353-000, 147361-000, 147361-005, 147361-010 and 147383-000	Construction of up to seven new public water supply wells with well house structures, a 9,000 sf water treatment/office building and four above ground storage tanks	Civil plans currently in for review
PRJ2004-01664	Columbia Vista Corp. Expansion	4221 NW Fruit Valley Road, Tax Lots 000409-000 and 000413-000	Install three additional dry kilns for a total of 13 kilns for lumber drying	Preliminary site plan approval issued 2/10/09
PRJ2000-01348	Pac Paper	6416 N Whitney Road, Tax Lot 147395-000	Site plan approval issued to construct three warehouse buildings in phases for a total of four buildings	Two buildings have not been constructed to date
PRJ2005-00542	Wellons Phase 2	2525 W Firestone Lane; approx. 500 feet west of Fruit Valley Road. Tax Lots 152376-000, 152377-000, 152382-000, 152383-000, 152383-001, 152384-000, 152590-000	Create nine light industrial lots for a variety of light industrial uses including manufacturing and warehousing.	Binding Site Plan approved 12/28/06; To date, only Phase 1 has been completed
PRJ2007-00452	Fruit Valley RV Storage	4200 Fruit Valley Road, 152591-000 and 004727-004	Construction of recreational vehicle storage facility consisting of 289 covered storage spaces, 24 uncovered spaces, 3 enclosed storage units, an office and residential manager's residence	Preliminary site plan approval issued in 2008; No civil plans have been submitted.

PRJ2005-01915	Barkdusters	2600 W Walnut Street, Tax Lots 000009-000 and 000010-000	Approved phased site plan. Phase 1 – landscape bins; Phase 2 – remodel and conversion of ex. residential bldg; Phase 3 – 6,400 sf shop bldg; Phase 4- 16,000 sf multi-tenant industrial bldg; Phase 5 – 24,000 sf multi-tenant industrial bldg; Phase 6 – 24,000 sf multi-tenant industrial bldg	Preliminary site plan approval issued 4/24/07; Phase 1 constructed
PRJ2006-00440	1811 Building	1811 W. Fourth Plain Boulevard, Tax Lots 62630-000 and 62631-000	Proposal to construct a small office/warehouse/manufacturing building (approximately 5,740 square feet in size)	Submitted for site plan review on 2/11/09

Residential/Mixed Use Projects in the Fruit Valley Subarea

Project No.	Project Name	Address	Description	Status
PRJ2006-02144	Garcia 6-plex	3015 Fruit Valley Road, Tax Lots 000400000 and 000400050	Construction of a residential 6-plex	Pre-application conference held 12/21/06
PRJ2006-01898	Fruit Valley Flats	2917 Fruit Valley Road; East side of Fruit Valley Road. Tax Lot 38000	Construction of 8 multifamily dwelling units	Pre-application conference held 11/2/06
PRJ2009-00540	Schoenkopf Short Plat	3110 Van Allman, Tax Lot 621760100	Divide existing .22 acres into two lots	Pre-application conference to be held 5/7/09
Submittal pending	McCallister Village	Southwest corner of Firestone Lane and Fruit Valley Road. Tax Lot 152598-000	Building A contains office, retail and community room (two story and 23,829 sf); Building B-E contain 48 low income residential units	Part of original Fruit Valley Mixed Use Master Plan

Projects in close proximity to the Fruit Valley Subarea Plan

Project No.	Project Name	Address	Description	Status
PRJ2008-01104	Portside Lagoon and Landfill	NW of intersection of 26th Ave and NW Lower River Rd, Tax Lots 151957-002, 151959-000, 151963-000, 151969-000, 152372-004 and 151957-000	Grading and filling site to 2 feet above 100 year flood event. Construction of 5 bldgs ranging in size from 85,200 to 302,400 square feet. The total building area proposed for the 5 buildings is 895,200 square feet.	Grading and filling to occur first. Site plan to be approved at a later date
PRJ2008-01263	Vancouver Corporate Park - Port	3210 NW Lower River Road, Tax Lot 152370-000	606,312 square foot industrial facility for an aluminum extrusion and fabrication	Pre-application conference held 8/14/08
PRJ2008-01222	Rail Unloading Relocation - Port	2735 NW Harborside Drive, Tax Lot 152167-000	Installation of a rail replacement facility	Site Plan Review submitted 4/14/09

PRJ2006-01436	Port of Vancouver Parcels 6, 7 and 8	North side of Lower River Rd (SR 501), Tax Lot 152370-000	7-lot industrial subdivision with lots ranging from approx 5 to 11 acres. 44.7 acres will be used for office and manufacturing use, 4.4 acres for public roads, 1.2 acres for storm treatment, utilities and signage and 77 acres retained as wetland and wetland buffers. Approx 133,100 sf of office space and approx 418,200 sf of manufacturing and production space for a total of 551,300 sf. An isolated 1.03-acre wetland is proposed to be filled.	Currently in civil review
PRJ2008-01911	Port of Vancouver Alcoa Site	5701 NW Lower River Road, Tax Lots 152903-000 and 152905-000	Outdoor storage of the components for wind turbines	Site Plan Review submitted 12/31/08
PRJ2008-00806	Tesoro Corporation	2211 W St. Francis Lane, Tax Lot 059115-030	Install new rail spurs, piping and fuel tanks for biofuel project	Pre-application conference held 6/12/08
PRJ2006-01946 (County)	Cove at Vancouver Lake	2102 NW 69th St, Tax Lots 146662000, 146673000 and 146799000	31 to 37 lot residential subdivision	Final plat to be recorded
PRJ2006-02078 (County)	Vancouver Lakes Subdivision	2212 NW 69th St, Tax Lot 146663000	15 lot residential subdivision	Final plat to be recorded
PRJ2009-00717	Tidewater Terminal Company	6305 NW Old Lower River Road, Tax Lot 152804000	Change tank storage from fertilizer to biodiesel transform platform	Pre-application conference held 6/4/09

Other Proposed Projects in Close Proximity to Subarea

Vancouver Rail Bypass/West 39th Street Bridge

West 39th Street Bridge Project will add new bypass tracks in the Vancouver rail yard, helping to alleviate congestion in the rail yard. The project will also construct a vehicle/pedestrian/bicycle bridge over the railroad tracks on West 39th Street, enhancing safety at the crossing, and providing greater connectivity to the neighborhoods east and west of Fruit Valley Road.

The W. 39th St. Bridge is planned for completion in summer 2011. Construction within the Vancouver rail yard began in January 2009, with BNSF extending the siding tracks along the west side of the rail yard.

Port of Vancouver Rail Access Project - PRJ2007-00322/PRJ2007-01090

The project consists of constructing 3.2 miles of rail lines. The proposal is to improve existing and extend new rail access into the Port of Vancouver. The rail access project would extend the Burlington Northern Santa Fe (BNSF) lead track from the Lafarge North America, Inc. facility near the existing Columbia River Bridge (rail bridge) northwest to Northwest Old River Road. The project area extends through previously developed Port terminal facilities and industrial land.

Recent modifications include the relocation and improvements to the Kinder Morgan facility (2735 NW Harborside Drive). The project proposes to relocate a dry bulk material handling facility including the realignment of NW Harborside Drive, demolition of the existing bulk materials handling facility and overhead conveyor support tower, construction of a new dry bulk materials handling facility building, the addition of an approximately 50 foot by 230 foot metal building and excavation at the site of the future dry bulk materials handling facility of an approximate 40 foot deep pit.

Former Swan Manufacturing Company (SMC) and Cadet Manufacturing (Tax Lot 59115055)

The SMC site is adjacent to and west of the intersection of Fourth Plain Boulevard (or Lower River Road) and Mill Plain Boulevard in Vancouver, Washington. The Cadet site is located at 2500 W. Fourth Plain Boulevard just west of the intersection on the north side of Fourth Plain Boulevard.

Since 1998, the Port has been conducting a remedial investigation and feasibility study (RI/FS) at the SMC site to address trichloroethylene (TCE) and other related volatile organic compounds (VOCs) in soil and groundwater.

The Cadet site is also a known source of TCE and related VOCs in groundwater beneath the facility and the adjacent North Fruit Valley Neighborhood (NFVN). Contamination from this source has commingled with the plume of VOC contamination originating from the SMC site in the Port area to the east of the SMC site. From 1999 through May 2006, Cadet conducted numerous investigations and remedial actions at this site. The investigation was conducted under an Agreed Order (No. 00TCPVA-847) between the Washington State Department of Ecology (DOE) and Cadet.