

Parkway East Neighborhood Association

July 2025

Twelvth Edition

Vancouver, WA

Joint CLEAN-UP Results

"Liz Erickson, the city's coordinator, for these events reports that we collected 20.5 tons of "bulky items" aka garbage & 3.2 tons of yard debris. More importantly, we served 212 vehicles from our three neighborhoods & received donations totaling \$1813. And, no injuries were reported. We collected information on the amounts given to each neighborhood & will return those amounts. In addition, each neighborhood will receive a payment for the scrap metal collected & an additional \$100 for running the Too Good to Toss area. I will provide a more complete summary with the financial details once we receive the report on scrap metal. Thanks again for volunteering. Your willingness to come out and support our neighborhoods is greatly appreciated." – Gary Stewart, Cleanup Coordinator, Burnt Bridge Creek NA

Latest on Ginn Corp's Development of Tower Property

Rebekah and Robin attended the Mayor's Coffee. They received some good direction and support from the mayor and city staff re: Ginn Corp's development of the radio tower lot. We've been contacted by Ginn Corp. and have started a dialogue with them. Our board is generating a mission statement and a plan to address our concerns before the next hearing. Sadly, we've already missed a pre-application conference with the City and Ginn. Also, the City is working through a state mandated update of the City Comprehensive Plan and zoning code by the end of this year. According to Bryan Snodgrass, a land use planner with the City of Vancouver working along with others and the community on the required update -

- Under longstanding state law under the Growth Management Act, Vancouver and other local cities and Clark County are required to adopt new 20-year Comprehensive Plans and implementing development regulations by the end of 2025.
- The Washington legislature in recent years has added a number of new laws applying to local governments, particularly in response to the housing crisis. HB 1110 requires local cities to allow middle housing up to 4-6 units plexes on all properties zoned for single family housing. If cities do not adopt standards



PENA Block Party

Sat., Aug 16th

5 pm – 7 pm

Good Shepherd

Lutheran Church

16001 NE 34th St

Vancouver, WA



**Sign the
Requests to the City
re: new development!**



General Meeting

Thurs., Oct 23rd

7pm

Lutheran Church

allowing this, state standards allowing it will automatically go into place. A separate bill, HB 1220 requires cities and counties to show they have sufficient land with allowed zoning densities to accommodate set numbers of new housing units citywide affordable at a range of incomes. If local cities

and counties don't do this, they will be out of compliance with state law, and may lose eligibility for various types of state grants, and be potentially subject to other sanctions. In Vancouver's case, the City will need to demonstrate it has room for approximately 35,000 new housing units citywide, half affordable at below market levels. Other new laws require allowing up to 2 ADUs on single family lots.

- These and other state laws don't mean that unlimited housing has to be allowed everywhere, but will require that more density be allowed than is

currently permitted, although this doesn't mean it will be built. The experience in Vancouver and elsewhere indicates that existing homes on 5,000 or 6,000 square foot lots are seldom torn down replaced with denser development. Larger lots that are vacant or underutilized are typically where new development is focused.

- The City has been engaged in community outreach on this update for the past few years. Contact their website for more information on the process or how to get involved. Public hearings have not yet been scheduled but are anticipated in fall of this year.

As outlined by Robin Oldham: "Here is what might be the final word on this subject -

Next phase is probably to urge the city to install traffic calming devices & more speed limit signs on affected streets, in anticipation of traffic from nearly 100 additional residences.

Then to reach out to all those new neighbors in 2026 to help instill pride and involvement in their new neighborhood!

We can try to get **LOTS of neighbors at the block party to sign our requests to the city,** etc. The urgency is mostly gone from this issue, so the timing should work."

To review Ginn Corp's proposal - They are building infrastructure to support 80+ single-family residences on the 7.3 acres. Proposed lot sizes vary from 2,000 to 4,000sf, with most in the <3,000sf range. Under current zoning of R9, which is what is in our neighborhood and the surrounding area, lot sizes must be a minimum of 5,000sf. Ginn is requesting a zone change from R9 to R17, which will permit lot sizes as small as 2,000sf and a greater density of population. Egress for the new development will be two entrances from 34th St., and another to the south which will join 154th Street where it currently dead-ends.

Changing the zoning allows them to fit in twice the homes as the current zoning would allow and helps the City meet the state's new goals.

Attention residents of Parkway East and Parkside neighborhoods

The 7-acre lot currently being used for radio towers on NE 34th Street, near 154th and 152nd, is slated for the building of more than 80 single-family houses. Lot sizes will be small, ranging primarily between 2,000–3,000sf., *a sharp increase in density and character from surrounding neighborhoods.*

The developers could begin as early as this summer/fall to cut down the mature trees on the property and to widen 34th Street. Streets, utilities infrastructure, and construction will follow.



See our Facebook page, Parkway East Neighborhood Association, for updates, and a May 30 post showing the developer's proposed plan for the radio tower property.

If you live, drive, bike, walk, run, skateboard, or push a stroller on one of the streets highlighted above, you will be affected by the increased traffic – possibly 160+ additional cars – this proposed development would bring.

The officers of Parkway East Neighborhood Association oppose the number of residences being proposed for the space, though we do not oppose residential development of the acreage.

A proposal of 40-50 single-family homes on the land will better maintain the character of surrounding neighborhoods, and have less impact on our utility infrastructure, traffic/streets, schools, property values, and will allow for mature trees on the site to remain unharmed.

Though the site's current zoning does not permit the increased density proposed by the developer, in 2026 the City will allow increased density under the current zoning. *Our understanding is that while an increase in density is allowed, it will not be REQUIRED.*

What can you do if you oppose the increased density of the proposed development?

- Immediately call or email planning & zoning staff at the City of Vancouver and let your voice be heard about this proposed development!
 - Email your concerns to the Land Use Planning department at the City at cddplanning@cityofvancouver.us
 - Call the Land Use Planning Dept. at 360-487-7803.
 - You might also ask for help dealing with the added traffic: calming devices (speed humps), more speed limit signs, etc.

- Residents of the Parkway East Neighborhood can attend the upcoming free Parkway East Neighborhood Block Party on Aug. 16 from 5 – 7 pm on the grounds of the Good Shepherd Lutheran Church, 16001 NE 34th. Along with lots of food and fun, we will have petitions and info on upcoming meetings and opportunities to speak up at City hearings!

The Board of Parkway East Neighborhood Assn. may be contacted at parkwayeastneighborhood@gmail.com