



Cascade Highlands Neighborhood



NEIGHBORHOOD ACTION PLAN

City of
VANCOUVER
WASHINGTON
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Cascade Highlands Neighborhood Action Planning Committee

Gary Bohman
Peggy Bohman
Heather Chenevert
Bill Hutchens
Jean Kent
Barbara Kiss

Ted Kiss
Nathalie Pinzone
Ann Rangos
Mike Sutton
Tina Wright

City Council

Royce E. Pollard, Mayor

Jeanne Harris
Pat Jollota
Jeanne Lipton

Jim Moeller
Jeanne Stewart
Dan Tonkovich

City of Vancouver

Pat McDonnell, City Manager
Tami Kihs, Community Services Department Director

Contributing Staff

Hassan Abdalla, Transportation Department
Tim Haldeman, Operation Services
Dave Perlick, Transportation Department
Eric Schadler, Construction Services
Terry Snyder, Parks and Recreation Department
Jan Bader, City Manager's Office
Rita Davidson, Community Services
Adrienne DeDona, Office of Neighborhoods
Jocelyn Holland, CDBG Program
Jeroen Kok, Parks and Recreation Department
Todd Boulanger, Transportation Services
Jennifer Campos, Transportation Services
Howard Long, Transportation Services
David Sacamano, Parks and Recreation Department
Bryan Snodgrass, Long Range Planning Department

Other Special Contributors

Jim Etzkorn, Neighborhood Traffic Safety Committee
Doug Lee, Urban Forestry Commissioner

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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 both city government and neighborhood residents about each other's concerns and visions for the future.
- 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" within the community 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 a sub-area or neighborhood plan.

The City's comprehensive plan, entitled *Visions for the Vancouver Urban Area*, was adopted in December of 1994 and scheduled to be updated in 2002. The Plan specifically states that the City should: "*create neighborhood plans by assisting neighborhood organizations in identifying issues, policies and implementation measures specific to their areas.*"

The purpose of the Cascade Highlands Neighborhood Action Plan is to integrate neighborhood needs into the City's budget process, Six-Year Street Improvement Program, Neighborhood Traffic Control 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 Cascade Highlands 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 Cascade Highlands 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 many of the recommendations contained in the action plans are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations. It should also be emphasized that 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 VISION STATEMENT describes the neighborhood's sense of identity and vision for its future. The NEIGHBORHOOD OBJECTIVES identifies issues that are of concern to the residents of the neighborhood. The NEIGHBORHOOD ACTION STEPS includes specific potential strategies for accomplishing the identified objectives. Each Action Step is prioritized and identifies the responsible parties for implementing those strategies.



Funding and Financial Resources

Having the Neighborhood Action Plan does not guarantee funding to carry out the Action Steps. The Vancouver City Council does appropriate grant money each year via Neighborhood Action Planning and matching grant programs to help implement Action Steps. In addition, neighborhoods may be eligible for many private, federal, and state funding programs.

Neighborhood Profile

Cascade Highlands N.A., one of the larger Vancouver neighborhood associations with a total population of approximately 3,500, is located between SE McGillivray and SE Mill Plain, and between SE Blairmont/Parkcrest and SE 164th Ave. It was recognized as the City of Vancouver's 51st neighborhood association on December 20th, 1999.

The area is a mix of large commercial enterprises (Albertsons, Hi-School Pharmacy, Health Experience Athletic Club, Regal Theaters Movie Theater, First Independent and Home Street Banks, etc.) restaurants and fast-food places, smaller businesses, a church, Homestead Park (located at 1800 SE 159th Place), auto repair/care, two mobile home parks, a nursing home, 1050 units of multi-family apartments, and 750 single-family rentals/resident-owner homes.

SE 164th and SE Mill Plain are two extremely busy and heavily traveled thoroughfares. Southeast Blairmont fronts Mountain View High School which, although not technically within our boundaries, affects the tenor and ambience of a significant portion of the neighborhood. It's noteworthy that from many places within this association, one can view both the dramatic Mt. St. Helens and the spectacular Mt. Hood.

The zoning in our neighborhood is primarily single and multi-family residential with some commercial and office-residential zoning in the northeastern corner. R-22 is multifamily residential (22 units per acre) OR-22 is office residential (22 office/residential units per acre) CC is Community Commercial, and R1-6 is single family residential (one unit per minimum lots size of 6,000 square feet).

Residents can readily hear PDX airplane activity, train horns warning at crossings just north of the Columbia River, and, currently, small aircraft traffic buzzing in the landing pattern for the soon-to-be-closed and developed Evergreen Airport.

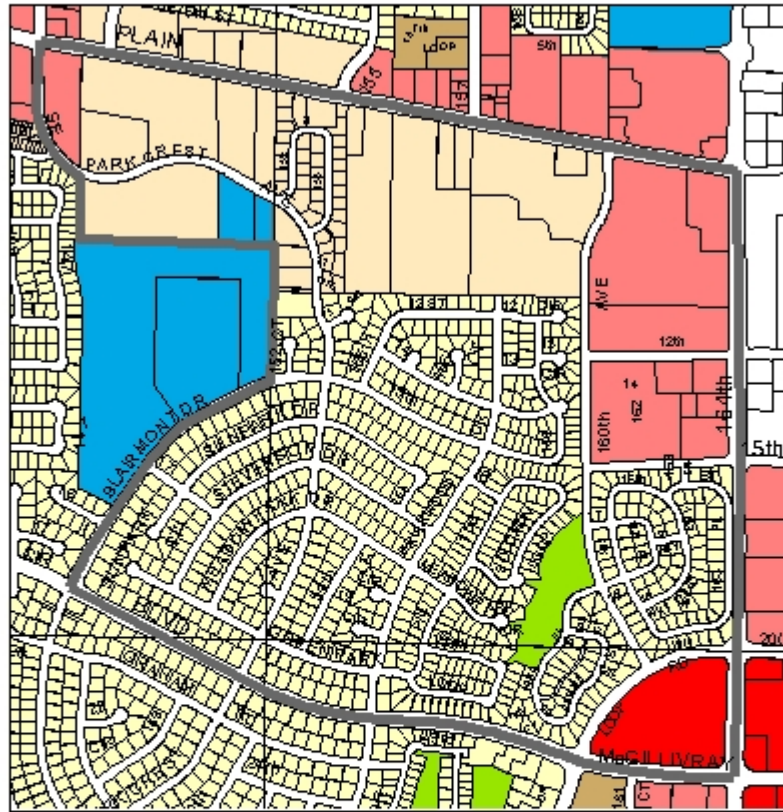
Cascade Highlands Neighborhood children attend Mill Plain or Crestline Elementary Schools, Wy'East or Shahala Middle Schools, and Mt. View High School.

C.H.N.A. is 375 acres located in Township 2 north, Range 2 east, Section 36 which places us directly in the middle of the traditional Mill Plain, historically a relatively flat and treeless area. That means that our 'soil' is composed of sand and gravel-sized deposits, along with larger and sometimes huge rocks left from the glacial outbursts from the ancient Lake Missoula which swirled around Camas' Prune Hill, 10,000 years ago.

Before about 1900 (but after the first settlements were established) the whole section was set aside as school land. Later, the area was sold off as "Mill Plain Homestead Lots" most of which were around 20 acres each.

The area just east of what is now SE Blairmont Drive was developed in 1979 and called Cascade Highlands. Next came Mountain View High School (1981), and Morningside (which is just north of McGillivray, in 1984): Then the apartments on Parkcrest (Trader's Green, 1986), Homestead Place (1988), Homestead Acres (1989), and Fisher's Mill Apartments (1991). There is still some commercially zoned property to be developed between SE 160th Ave. and SE 164th Ave. in the northeastern part of the association.

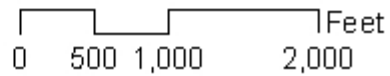
Neighborhood Zoning/Comp Map



Legend

- Urban Low Residential
- Urban Medium Residential
- Urban High Residential
- Community Commercial
- General Commercial
- Public Facility
- OS/Parks

Cascade Highlands



Vision Statement

The Cascade Highlands Neighborhood Association is a vehicle and forum for effective two-way communication with the city. It establishes and maintains a structure for dealing with neighborhood issues as they arise.

We envision a neighborhood:

- Where residents are safe and feel secure;
- Where neighbors are willing to maintain their homes, yards, and property to the standards of the neighborhood;
- Where all residents' mobility is facilitated by sidewalks and streets which are free of hazards, are safe, and are completely accessible; and
- Where we partner with the City of Vancouver to maintain and enhance the neighborhood for the benefit of all.

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 (short-range, 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.

Listed below are abbreviations for the various responsible parties used throughout the document:

ABBREVIATIONS:

CCSW	Clark County Solid Waste
CITY	All Responsible City Departments
CHNA	Cascade Highlands Neighborhood Association
CMS	Community Mediation Services
CTRAN	CTRAN
DRS	Development Review Services
ESD	Evergreen School District
FOT	Friends of Trees
OWN	Neighborhood Property Owners
VCE	Vancouver Code Enforcement
NTSC	Neighborhood Traffic Safety Committee
V-CPRD	Vancouver-Clark Parks and Recreation Department
VPD	Vancouver Police Department
VPW	Vancouver Public Works
VTS	Vancouver Transportation Services
VUF	Vancouver Urban Forestry
VP	Veterinary Practices

I. MAINTENANCE AND APPEARANCE OF RESIDENCES AND COMMUNITY

Objective #1

To encourage neighbors to maintain their property and vehicle parking to the standards of the neighborhood which will help preserve and enhance neighborhood livability.

<u>Action Steps</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Divide into five areas the 648 total 4' x 8' fence panels which need painting within our neighborhood boundaries. These panels face the north side of Village Loop, both sides of SE 160th Ave. north of Village Loop, the south side of 15th St. (east of 160th), and the north side of McGillivray between Village Loop and Briarwood. Some paint will be donated by Clark County Solid Waste, but most will be obtained from the Metro Paint program. The five phases will consist of four steps each: clearing the duff from the ground and trimming the bushes to gain access to the fence, and, to each panel, applying an anti-mildew solution (where necessary), washing using a pressure washer, applying off-white paint, and lastly, highlighting the supporting posts using gray paint. 	High	CHNA, CCSW, CITY
<ul style="list-style-type: none"> ▪ Utilize structures provided by both the city/county (code enforcement, letters to legal owners, mediation services, and soon, we hope, the minimum maintenance ordinance) and the neighborhood itself, to educate neighbors on how their choices affect their immediate community. We hope for regular maintenance and upkeep of property to the standards of the immediate area. Areas of concern include: <ol style="list-style-type: none"> 1. Violations of city Codes and Ordinances (particularly with parking of cars) 2. Bush, shrub, and tree obstructions on sidewalks or at intersections 3. Problems with illegal parking of truck cabs (18-wheeler type), travel trailers, boats, and motor homes 4. Problems with excessive numbers of vehicles 5. Problems with non-registered vehicles 6. Problems with excessive noise 	High	CHNA, OWN, VCE, CMS

<p>7. Problems with extended idling of vehicles</p> <ul style="list-style-type: none"> Work with the Development Review Services staff and the other neighborhood leaders to adopt a Property Minimum Maintenance Ordinance. There will be special emphasis on keeping non owner-resident properties to the neighborhood's standard. 	<p>Medium</p>	<p>CHNA, DRS</p>
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Objective #2

Encourage planting of trees within city rights-of-way to enhance community appearance, increase the tree cover rate/urban forest percentage, and promote slower driving speeds.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Work with CHNA urban forester representative Doug Lee, and a neighbor who's taken the 'NeighborWoods' Training to inventory our street trees, ascertain which need to be replaced, and determine where trees could be planted. 	<p>Medium</p>	<p>CHNA, VUF</p>
<ul style="list-style-type: none"> Work with CHNA urban forester representative Doug Lee, and a neighbor who's taken the 'NeighborWoods' Training to decide which species would be appropriate for which location, research sources and costs for these trees, and communicate that information with interested residents. 	<p>Medium</p>	<p>CHNA, VUF, FOT</p>
<ul style="list-style-type: none"> Work with neighbors at locations where tree planting is recommended to determine interest and seek support. 	<p>Medium</p>	<p>CHNA, VUF</p>
<ul style="list-style-type: none"> Plant the trees and follow up for 2 years to support watering, and educated and appropriate pruning. 	<p>Medium</p>	<p>CHNA, VUF</p>

II. MOBILITY MANAGEMENT

Objective #1

To facilitate movement within the neighborhood of people using personal wheels, including wheelchairs, by installing ADA ramps and by utilizing traffic calming devices where needed.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Concentration should be placed on the north/south bound main streets, <ol style="list-style-type: none"> 1. Parkcrest (for access to buses on McGillivray and Mill Plain); and 2. Blairmont (because of Mountain View High School). 	Medium	VTS, CHNA
<ul style="list-style-type: none"> ▪ Install curb cuts on the intersections of: <ol style="list-style-type: none"> 1. Parkcrest and: 15th St., Sunpark, Stevenson, Meadowpark, Greenpark and McGillivray 2. Blairmont and: 15th St., 17th St. and McGillivray 	Medium	VTS, CHNA
<ul style="list-style-type: none"> ▪ Apply for funding through CDBG grants or other funding sources for ADA ramp installation. 	Medium	CHNA, NTSC

Objective #2

Petition the city to 'install' low-cost traffic calming devices on the following streets:

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
Install bike lanes on Parkcrest (and dotted center line) on both sides (between McGillivray and Mill Plain).	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> ▪ Request a change of speed limit from 30 mph to 25 mph on Parkcrest from Mill Plain to SE 15th St. (as part of arterial traffic calming program). 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> ▪ Paint Crosswalks at Sunpark and Meadowpark 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> ▪ Install raised crosswalk at the entry to the Mtn. View north field (timed flashing 20mph school zone sign from 15th St. to just north of that entry). 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> ▪ Work with Evergreen School District to relocate the north field entrance about 200 feet south/east of where it presently 	High	CHNA, VTS,VPW, NTSC, ESD

<p>is, and aligning a raised crosswalk with that entry (to include warning signs of students crossing the road 'crosswalk ahead').</p> <ul style="list-style-type: none"> Request on-street, parallel parking on one side, to switch sides of the street at the Mtn. View north field entry. 	High	CHNA, VTS,VPW, NTSC, ESD
<p>Paint high-visibility (piano key) cross walks on Briarwood at 15th and at Meadowpark</p>	High	CHNA, VTS,VPW, NTSC, ESD
<p>Blairmont - Install wide center divider between Parkcrest and 17th Street., with breaks at the entrances to Mtn. View H.S.</p>	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> Paint bike lanes on both sides between Parkcrest and McGillivray (include parking lanes where possible) 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> Install (paint) a crosswalk at SE 17th Street 	High	CHNA, VTS,VPW, NTSC, ESD
<p>McGillivray - work with city on devising plans for safe intersections (keeping pedestrian crossings in mind) and keeping traffic proceeding at a safe rate.</p>	High	CHNA, VTS,VPW, NTSC, ESD
<p>SE 160th Ave. - Install "Park Ahead" signs for southbound traffic on SE 160th Ave. to be installed in the block north of 14th St.</p>	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> Paint a high-visibility (piano key) crosswalk at the pass- through on 15th St. where it crosses 160th 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> Write a grant to fund installation of a raised crosswalk on the south crossing of 160th Avenue at 17th Street 	High	CHNA, VTS,VPW, NTSC, ESD
<ul style="list-style-type: none"> Write a grant to fund installation of a raised crosswalk on the north crossing of 160th Avenue at 18th Street 	High	CHNA, VTS,VPW, NTSC, ESD

Objective #3

To encourage safe driving habits and discourage speeding on neighborhood streets using the "Three "E's" - Engineering, Education, and Enforcement.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Establish a neighborhood-based program to educate residents and high school students about the importance of adhering to speed limits for the safety of all residents (using the Cascade Highlands Herald and structures within the high school). 	Medium	CHNA, VPD, CITY, ESD, VTS
<ul style="list-style-type: none"> Request support in enforcement from the Police Department. 	Medium	CHNA, VPD, CITY, ESD, VTS

III. PUBLIC SAFETY

Objective #1

To maintain a graffiti-free, well-lit, and properly utilized pass-through from SE 15th Street to SE 160th Avenue.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Require trimming of all overhanging brush and trees. 	High	CHNA
<ul style="list-style-type: none"> ▪ Arrange for neighbors to perform regular and timely paint-out of any graffiti along this corridor, also pull weeds, sweep up broken glass, and pick up litter. 	High	CHNA
<ul style="list-style-type: none"> ▪ Research pedestrian path lighting with the goal of installing solar-powered alley lights with motion sensors (www.plowhearth.com, item #6315) 	Low	CHNA

Objective #2

Install streetlights on SE Parkcrest Avenue between Mill Plain and SE 152nd Avenue to increase the safety (there are many driveways) on this heavily used and unlit section of roadway.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Work with the city to ensure completion of this project 	High	CHNA, CITY, VTS

Objective #3

Make crime watch information available for smaller areas of the larger neighborhood association so neighbors can take the initiative to know their fellow neighbors, and recognize and report suspicious activity.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Write and print articles in the Cascade Highlands Herald 	Low	CHNA, VPD

Objective #4

Paint house numbers on curbs for easy identification by emergency vehicles.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ This is an excellent scout or school project 	Low	CHNA, VPD, ESD

<u>Objective #5</u>		
Work with the city to install and maintain dog pooper-scooper doggie bag dispensers for Homestead Park and install and maintain a garbage can specifically for the doggie bags.		
<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ▪ Assess the St. Helens Park pilot project. Seek support of veterinary practices in the area to fund three Mutt Mitt dispensers in Homestead Park. 	Medium	CHNA, CITY, V-CPRD, VP

