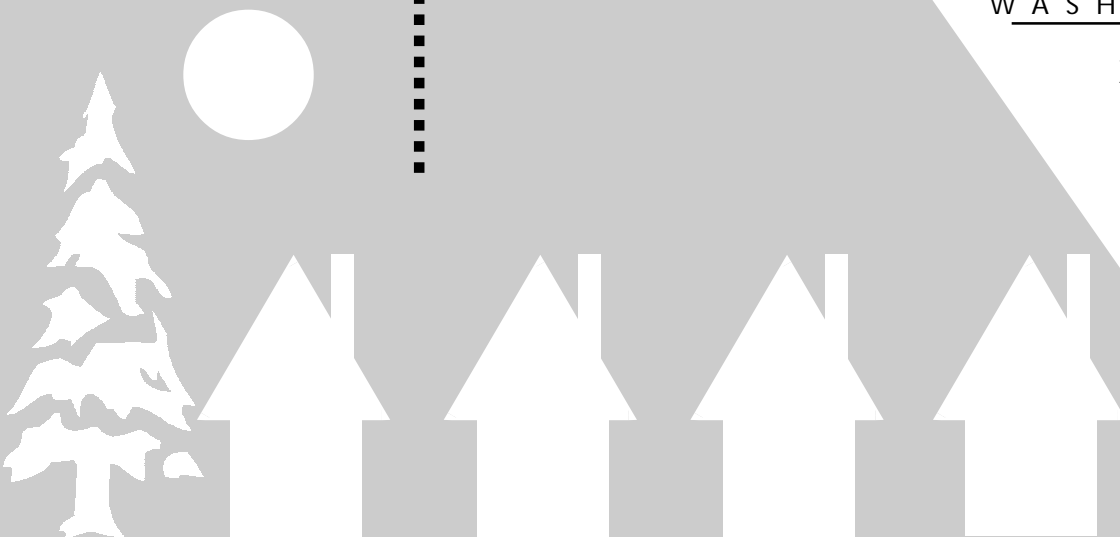


Hough Neighborhood

NEIGHBORHOOD ACTION PLAN

CITY OF
VANCOUVER
WASHINGTON

February 1996





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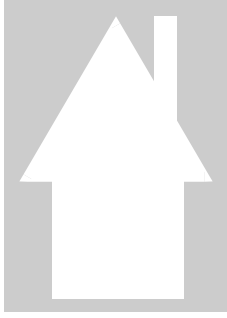
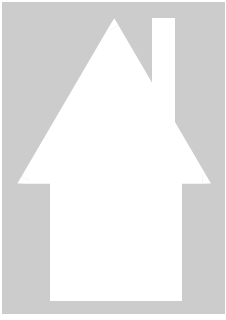


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Introduction

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 others’ 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 then implemented through more specific development regulations and capital expenditure programs. Com-

prehensive 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 new comprehensive plan, entitled *Visions for the Vancouver Urban Area*, was adopted in December of 1994. 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 Hough 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 Action Planning Process

This plan was developed by the Hough Neighborhood Association (HNA) with assistance from the City of Vancouver Department of Community Preservation and Development. The actual preparation of the plan was coordinated by the Neighborhood Action Planning Committee, whose members were appointed by HNA to represent the interests of the neighborhood as a whole.

A draft version of the Action Plan was advertised

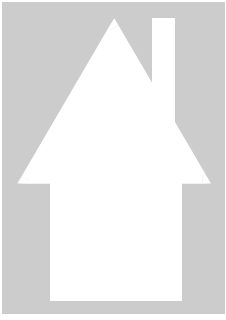
and made available for review and comment by all residents of the neighborhood. After considering and reconciling comments from the residents, the plan was endorsed by HNA on Jan. 16, 1996 and then forwarded to the Planning Commission and City Council for their consideration and adoption.

It is intended that city agencies will utilize the action plans as input in developing more specific work programs and in establishing city-wide 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 funding sources may not exist for implementing all of the recommendations identified in the plan. Some of the actions identified in the plan are intended to be initiated and implemented by residents of the neighborhood.



Overview of the Plan

The Plan is organized into four sections. 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** section identifies issues that are of concern to the residents of the neighborhood and potential strategies for addressing those concerns. Finally, the **ACTION CHART** summarizes in table format the strategies developed in the previous section along with additional information identifying responsibilities and priorities.



Neighborhood Profile

THE HOUGH neighborhood is located immediately to the northwest of the downtown central business district. Occupying an area of approximately 120 square blocks, the neighborhood is bounded on the south by 15th street, on the north by Fourth Plain Boulevard, on the east by Main street, and on the west by the Burlington Northern railroad tracks.

Map is Missing

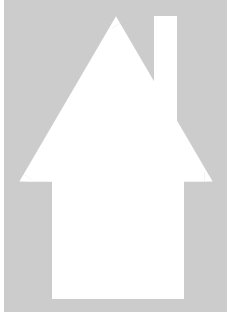
Hough is one of the City's oldest neighborhoods. The predominant architectural styles are early 20th century (including bungalows and foursquares) and Victorian. Some smaller-scale apartment complexes can be found in the southern portion of the neighborhood, most notably along 15th and along

McLoughlin. Two larger complexes are located in the northeastern corner of the neighborhood (Columbia House and Fort Vancouver Apartments). Approximately 31% of the housing units are owner occupied (city-wide average 46%).

Hough's special proximity to downtown provides its residents convenient access to many services and amenities. Much of the neighborhood's perimeter is surrounded by community-scale commercial activity, most notably Main Street and a portion of Fourth Plain to the west of Harney Street. Many residents are able to walk, bicycle, or use public transit in travelling to business, shopping, or entertainment destinations. Although this proximity to services is generally considered to be an amenity, residents are concerned with the negative impacts--especially traffic and transportation problems--associated with being located adjacent to the central business district.

Other significant features in the neighborhood include John Ball Park and Hough Elementary School, both of which provide open space for recreation, community gatherings, and entertainment. Some light industrial and heavy industrial uses exist along the western edge of the neighborhood, adjacent to the railroad tracks.

In general, zoning in the Hough neighborhood reflects the existing land use patterns. The single-family core of the neighborhood north of McLoughlin is designated R1-5, which allows for 5,000 s.f. lots (approximately 8 dwelling units per acre). Some exception to this convention can be seen in the southern portion of the neighborhood, just north of 15th Street, which is zoned for multi-family residential use (R-22), allowing for up to 22 units per acre, even though the existing use in this area is predominantly single-family. This zoning designation, which existed prior to the recently adopted growth management plan, was retained in order to fulfill the City's policy objective of increasing housing opportunities in the downtown area and in anticipation of the future extension of Mill Plain Boulevard. Light industrial and heavy industrial areas are designated ML and MH respectively. Community commercial uses along north Main Street are designated CC (see attached land use and zoning map).

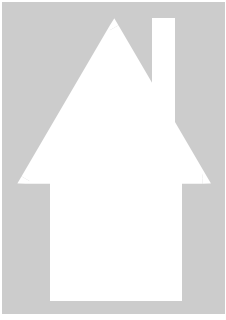


Vision Statement

IN NOVEMBER of 1994, the Hough Neighborhood Association (HNA) adopted the Hough Vision Plan. The Neighborhood Action Plan (this document) is a further refinement of the Vision Plan, reformatted to be consistent with other neighborhood action plans being prepared by the City.

Both the Vision Plan and the Neighborhood Action Plan are intended to provide a broad vision of what residents see as a desirable future for their neighborhood, as well as presenting a unified position on numerous specific policy issues. A summary of this overall vision is provided below. Details of the neighborhood's vision are provided in the next section of this report addressing more specific planning topics.

- *Strengthen the neighborhood's character as a historic and liveable downtown neighborhood where a variety of people can safely reside, attend school, work, shop, do business, and play.*
- *Maintain a small town feel while responsibly managing the neighborhood's connection to the city and larger urban area.*
- *Maintain and develop high quality housing that is compatible with the neighborhood's historic character as the highest priority. Ensure liveability and flexibility in accommodating a diverse population.*
- *Maintain the balance between housing and commercial uses.*
- *Provide adequate streets and sidewalks within and around the neighborhood, especially emphasizing the needs of pedestrians, cyclists, and transit users.*
- *Develop a variety of recreational opportunities within the neighborhood. Make improvements to and enhance the character of existing public gathering places and active play and sports sites.*
- *Promote security, neighborhood cohesion, aesthetic appeal, and enhance overall liveability.*



Neighborhood Objectives

THIS SECTION identifies issues that are of concern to the residents of the neighborhood, along with potential “action steps” for addressing these concerns. The issues, which are stated in terms of “objectives,” are categorized by topics similar to those found in the City of Vancouver comprehensive plan. The order in which objectives and action steps appear do not necessarily correspond to their relative degree of importance. For a more detailed description of priorities, along with a list of various agencies responsible for implementing each action step, see the ACTION CHART presented in the final section of this report.



OBJECTIVE 1: Identify, organize, and utilize the abilities and energy of the residents within the neighborhood.

The residents of Hough recognize that the city alone cannot address all of the concerns that exist within the neighborhood. Some issues must be addressed by the residents of the neighborhood themselves. One strategy that many neighborhoods have used successfully is to capitalize on the willingness of residents to contribute their individual time, effort, and skills toward improving the safety, appearance, and sense of community within the neighborhood. Examples include organizing neighborhood clean-up days, sharing skills, and volunteering to assist elderly residents and other neighbors with special needs.

Recommended Action Steps:

- Conduct an assessment of community assets within the neighborhood. Publish and distribute the results of the assessment and establish strategies for organizing individuals.



OBJECTIVE 1: Preserve the neighborhood's existing housing stock.

HNA's highest priority is to maintain high quality housing that is compatible with the historic character of the neighborhood. Hough neighborhood has the largest concentration (nearly a quarter) of Vancouver's housing built before World War II. More than half of the homes in the neighborhood were built before 1940. HNA is committed to recognizing and preserving these homes.

Recommended Action Steps:

- Use existing funding programs and advocate new programs (e.g., grants, loans, technical assistance) for providing assistance to individuals, groups, or neighborhoods for the purpose of preserving, restoring, and rehabilitating the historical integrity of housing in Hough neighborhood.
- Continue to seek support for preservation education programs provided free or for modest cost.
- Increase funds and awareness of the Paint Program in order for more Hough residents to take advantage of it. Work with organizations such

as First Independent Bank which has a program in which bank workers paint houses for low income elderly people. Encourage neighbors to paint at least one Hough home each year through volunteer labor and supplies.

- Seek official recognition (e.g., historic district, character district, etc.) of the distinct characteristics of the Hough neighborhood and its individual homes and establish visual symbols of neighborhood identity and history. Establish regular activities to promote and maintain the neighborhood's historic character.

OBJECTIVE 2: Ensure that new single-family residential construction is consistent with the architectural character of the neighborhood.

On vacant in-fill lots zoned for single-family residential use, HNA encourages building new, compatible single-family homes and relocating high quality, pre-World War II single-family homes facing demolition. All housing new to Hough should be compatible with the area's typical homes built before 1940 in terms of architectural style, material, scale, and street orientation.

Recommended Action Steps:

- Create a standing "Housing Review Committee" of the neighborhood association. Duties would include the following:
- Inventory potential sites for new housing; site-specific recommendations for appropriate types of housing.
- Develop criteria for newly constructed housing, relocated housing, and major housing rehabilitation projects.
- Make the criteria known to developers, investors, and public agencies that have either decision-making authority or resources available to assist development.
- Work with potential housing developers early in process.

OBJECTIVE 3: Minimize the adverse impact of new multi-family housing within the

neighborhood.

Multi-family structures should be appropriately sited, economically and demographically mixed, of appropriate scale and architecture, and situated on lots so as to provide adequate green space. Individual developments should be designed so as to be well integrated into the surrounding neighborhood.

Regarding new state legislation requiring jurisdictions to allow homeowners the opportunity to create one additional accessory dwelling unit ("granny flat") on lots already containing single-family homes, HNA recommends that this opportunity be provided in a way that does not cumulatively and permanently undermine single-family housing stock and home ownership in any part of the neighborhood. HNA has a special concern that these opportunities not be abused, as many single-family homes here were converted to multi-family use without proper controls, especially during World War II.

Recommended Action Steps:

- Strive to achieve a mix--both within the neighborhood as a whole as well as within individual developments--of unit sizes and number of owner-occupied, market-rate rental, and subsidized units.
- Ensure that new multi-family projects incorporate a combination of private outdoor spaces for each unit as well as larger common areas that are attractive, useable, and likely to be well maintained.

OBJECTIVE 4: Encourage innovation and diversity in housing type.

Because of the neighborhood's close proximity to downtown, where special market forces exist, opportunities exist in Hough for innovative urban housing design and financing. Examples of innovative housing include providing alternatives to detached homes on conventional lots and homogeneous apartment complexes (e.g. townhouses and condominiums on a limited and modest scale). Providing a variety of housing types will expand options for those

who wish to acquire some housing equity but are not financially able to purchase a single-family home on an individual lot. HNA is committed to maintaining a diversity of housing types that enable a variety of people to find homes and to potentially stay in the neighborhood, even as their housing needs change.

Recommended Action Steps:

- Encourage and support development proposals for a wide variety of housing types that incorporate innovative design and which provide housing opportunities for individuals from diverse socio-economic backgrounds. The pattern, mix, and location of new housing should not be divisive, but instead complement the socioeconomic diversity of the neighborhood.
- Pursue funding and other assistance for innovative, experimental housing projects.
- Encourage greater housing accessibility to people with disabilities.

OBJECTIVE 5: Promote neighborhood stability.

Recommended Action Steps:

- Promote home ownership within the neighborhood.
- Encourage responsibility by homeowners, landlords and tenants in maintaining properties.
- Promote socioeconomic diversity as a key element of neighborhood stability.
- Support Hough Elementary School and its multiple use by the community.
- Continue supporting the Human Services Siting ordinance.



OBJECTIVE 1: Acquire and develop additional urban open space and other recreational facilities.

HNA has identified a need to establish additional urban open spaces to allow for quiet enjoyment of

the outdoors, provide refuge from the activity of surrounding commercial development, and serve as a venue for community gatherings. Three specific projects have been identified.

The first site is located at the southwest corner of the intersection of Fourth Plain Boulevard and Main Street. This property is owned by the Vancouver Housing Authority (VHA) which is currently in the process of developing plans for constructing a housing and office complex on the site. HNA recommends retaining at least half an acre of the site as a community garden and open space to be used by the adjacent Columbia House and other nearby residents. It should include such elements as strolling paths, benches, and public art. The residents of Columbia House (a VHA low-income facility) have a special need for a garden and open space in order to enrich their lives and to keep active. Trees and shrubs could also help counteract the effects of automobile pollution along Fourth Plain Boulevard.

The second site is located within the block bounded by 15th, 16th, Main and Washington Streets. HNA recommends that all or part of this block be acquired and developed as a community plaza. A public square at this location would serve many functions including: providing a link between uptown development and the Central Business District; acting as a catalyst for the redevelopment of surrounding blocks between Mill Plain and McLoughlin; complementing the historic Carnegie Library building to the east; providing a site for numerous city-wide activities; and providing daytime open space for downtown employees and residents of all three downtown neighborhoods.

HNA also suggests creating a new greenway trail bordering the western edge of the neighborhood. The purpose of the trail would be to provide a buffer between the neighborhood and the railroad, as well as to provide an additional link in the Discovery and Columbia River trail systems. Specifically, the trail would create a smaller loop in conjunction with the proposed Fruit Valley leg of the Discovery Trail. It would also provide an important link connecting the Columbia River Trail to the Discovery Trail along

Burnt Bridge Creek in the Northwest neighborhood. Emphasis in the design of the trail should be on safety and aesthetics.

Recommended Action Steps:

- Retain at least half an acre of the VHA site located at the southwest corner of the intersection of Fourth Plain Boulevard and Main Street as a community garden and open space to be used by the adjacent Columbia House and other nearby residents.
- Acquire and develop all or part of the block bounded by 15th, 16th, Main and Washington streets as a community plaza.
- Develop a new greenway trail bordering the western edge of the neighborhood, providing a connection between the Discovery and Columbia River trail systems.

OBJECTIVE 2: Improve the quality of existing park facilities.

John Ball Park is one of several primary community gathering places in the Hough neighborhood. It is suggested that a master plan be prepared by HNA, in cooperation with the city and others, identifying specific goals and recommendations for site improvements. Possible improvements include: constructing a covered picnic area with clustered benches/tables; designing an improved play area with the participation of neighborhood children; constructing a berm around the existing picnic area to create an amphitheater effect; pursuing other modifications to existing topography in order to accommodate other special uses. Emphasis should be placed on safety, cleanliness, and strategies for increasing use of the park.

Hough Elementary School is another important community gathering place in the neighborhood. Both the school and playground facilities are currently being improved by the Vancouver School District and City of Vancouver, based in part on input from Hough residents.

Recommended Action Steps:

- Prepare a master plan identifying specific goals and recommendations for site improvements to John Ball Park.

OBJECTIVE 3: Provide recreational programs, adequate access to park facilities, and other open space.

Recommended Action Steps:

- Develop neighborhood-oriented recreation programs and opportunities for people of all ages and incomes. Special priority should be given to involving teens in activities within the neighborhood.
- Increase access and use of the Hough School facility by residents of the neighborhood. Work with the Vancouver School District to explore the possibility of establishing a “community center” within the school building.
- Encourage and support organized events such as picnics, fun walks/runs, croquet matches, Frisbee golf tournaments, Senior Fun Wagon, music and theater performances. Accommodate appropriate commercial enterprises (e.g., refreshment stands, other vendors) during such events.



OBJECTIVE 1: Maintain a balance between commercial and residential land uses.

HNA believes that a healthy mix of both residential and commercial uses will contribute to the convenience of the residents, the security of the businesses, and the overall sense of activity within the neighborhood. The overall character of the neighborhood, however, should remain residential. The following general land use policies and actions are recommended for the Hough neighborhood.

Recommended Action Steps:

- Maintain all existing single-family zoning. Single-family zoning should not be changed to accommodate additional multi-family housing or commercial activity. Density should be kept as low as possible.
- Retain Fourth Plain Boulevard east of Harney Street as residential.
- Limit commercial zoning and uses to the perimeter of the neighborhood, primarily along Main Street and Mill Plain Boulevard. The northern boundary of Vancouver’s Central Business District should be 15th Street (Markle to west of Columbia) and McLoughlin Boulevard (between Columbia and Main streets).
- Home-based businesses should be allowed only to the extent that they do not change the appearance of the home from a residential use to a business.
- Other non-residential uses not strictly defined as “commercial” uses, such as human service providers, should be held to the same standards and constraints as commercial uses.

OBJECTIVE 2: Collectively take positions on city-wide zoning classification and decisions on particular pieces of land.

In addition to the general land use policies suggested above, it is also recommended that the following actions be taken on specific tracts of land.

Recommended Action Steps:

- Redesignate the tract of land on the southern edge of the neighborhood currently designated for multi-family use (R-22) for single-family use (R1-5).
- Maintain industrial plan and zoning designations along western edge of neighborhood to prevent further encroachment of industrial and residential areas into each other.



OBJECTIVE 1: Ensure that commercial development is consistent with the historic architectural character of the neighborhood.

The architectural features of existing historic buildings should be enhanced and complemented. New construction should be designed to complement the historic architectural details found in the existing development. As a mechanism to ensure architectural compatibility, HNA supports the City’s “Project Review” process for commercial development in Downtown. To be effective, however, the Neighborhood feels that the recently revised design guidelines need to be further updated to include standards for historic preservation and renovation, enhancement of architectural character, and improvement of land use.

Recommended Action Steps:

- Revise the Project Review process to improve its effectiveness. Specifically, begin review earlier in the project development process and increase the authority of the Project Review Committee to affect change in the proposed project. Include representation from the neighborhood in discussions on updating the Project Review process.
- Update Downtown Design Guidelines to include clear standards for historic preservation and renovation, enhancement of architectural character, and improvement of land use. Specific recommendations include the following:
 - To the extent compatible with existing adjacent buildings, include urban open space and landscaping as an integral part of new construction and rehabilitation in the commercial district (e.g., street trees, exterior plazas, entry gardens, etc.).
 - Apply guidelines given in the Downtown Vancouver Association (DVA) Facade Improvement Plan in renovating and rehabilitating existing commercial buildings.

OBJECTIVE 2: Enhance landscaping within the neighborhood.

Recommended Action Steps:

- Where appropriate, widen the planting strips along streets to 4 foot wide minimum to allow planting larger canopy forming trees. This may mean making some streets narrower than they presently are.
- Continue to seek grants for planting trees in Hough. In particular, trees which have been removed over the years should be targeted for replacement.
- Encourage homeowners and public utilities to maintain their older trees by properly pruning them through pruning services approved by HNA.
- Maintain and publish an inventory of larger trees throughout the neighborhood. Preserve and recognize the United Nations tree at the corner of Fourth Plain Boulevard and Main Street and other significant trees in the neighborhood.

OBJECTIVE 3: Recognize, celebrate, and maintain the neighborhood's distinct character.

Recommended Action Steps:

- Advocate that the City adopt ordinances providing for the recognition of "character" districts.
- Develop significant "gateways" marking entries to our neighborhood.
- Develop and market attractively designed exterior home markers stating historical information such as year constructed, name of original owner, etc.
- Seek recognition of all or part of Hough as a historic district.
- Include a regular column in the neighborhood newsletter highlighting historic structures, interesting history of specific homes, etc.
- Conduct annual historic neighborhood tours.
- Seek outside recognition and present neighborhood awards to individuals for rehabilitation

efforts that exemplify the neighborhood's historic character.

- Actively promote Hough's features and accomplishments in an effort to enhance the neighborhood's public image.
- Erect a permanent marker at the historic site of Vancouver High School. The base of the sign which identified the school for decades should be preserved and used for this purpose.
- Replace existing street lights with shorter, vintage style lights such as those installed on North Main Street.



OBJECTIVE 1: Eliminate the use of on-site sewage disposal systems.

Because of the age of the Hough neighborhood, some of the homes are still on existing septic systems. These septic systems should be eliminated as soon as possible and the homes connected to the City's sanitary sewer.

Recommended Action Steps:

- Ensure that residents are informed about the City's septic system elimination program and other available incentive programs and funding mechanisms that could be used to eliminate on-site sewage disposal systems.

OBJECTIVE 2: Relocate overhead utilities.

Overhead utilities in the Hough neighborhood (telephone, electric, cable TV, etc.) clutter the viewscape, pose a significant additional cost when relocating existing houses, and are often used as an excuse to top or aggressively over-prune mature trees. Opportunities exist for relocating these utilities underground. Major public works projects such as street reconstruction, for example, could include burying the utilities in the right-of-way. Another opportunity exists when major work or replacement of the utilities is undertaken, for example, when installing new street lights. Any other construction which might

afford an opportunity to bury utilities should also be evaluated. Specific recommendations include:

Recommended Action Steps:

- Take advantage of opportunities to relocate overhead utilities at the time major public works projects are undertaken.

OBJECTIVE 3: Improve the level of public safety within the neighborhood.

Safety and security is a continuing concern in Hough. HNA supports all efforts to make the neighborhood safe and to educate others about safety issues.

Recommended Action Steps:

- Increase the number of participants in the Neighborhood Watch program by promoting it in the neighborhood newsletter, at Hough School, and by word of mouth.
- Increase lock and light program by seeking more grant money and promoting its availability in the newsletter.
- Encourage neighbors to make an effort to get to know everyone on their own block. Acknowledge efforts in a “Good Neighbor” column in the newsletter.

OBJECTIVE 4: Eliminate nuisances within the neighborhood.

The City’s junk ordinance benefits the neighborhood by helping to clean up lots that are overgrown with weeds or unsightly due to garbage and debris. HNA supports this ordinance and desires to work with the City to enhance enforcement and make it even more effective. The neighborhood also supports the city-sponsored neighborhood clean-up program. Each year, new features are added that make it easier for neighbors to participate. This should continue, and more pick-up at homes should be incorporated. In addition, a neighborhood-wide litter pick-up day should be scheduled as part of the clean-up efforts.

Recommended Action Steps:

- Increase the use and strength of the City’s junk ordinance.
- Continue and expand the neighborhood clean-up program.
- Install more permanent and attractive public trash receptacles at bus stops throughout the neighborhood.
- Establish new regulations requiring rental properties to be periodically registered and properly maintained. Also establish new regulations requiring owner-occupied properties to be maintained.

OBJECTIVE 5: Utilize community and neighborhood resources to resolve issues and solve problems.

Recommended Action Steps:

- Compile and develop informational materials to educate residents about community resources and available means of resolving issues that arise in the neighborhood.



OBJECTIVE 1: Identify and implement traffic calming strategies within the neighborhood.

Hough’s streets are, and should continue to be, primarily used for access within the neighborhood. To promote safety and slower driving, traffic calming devices such as speed bumps and raised crosswalks (level with sidewalks and textured) should be considered as part of an overall traffic management plan for the neighborhood. Other options could include installing roundabouts, small islands, or dead-ending selective interior streets within the neighborhood. Priority should be given to streets that are heavily travelled and those in the vicinity of Hough School. The need for special traffic calming measures near the school will increase as the use of the facility expands to include other community activities beyond school hours.

Recommended Action Steps:

- Increase enforcement of 25 MPH speed limit regulations within the neighborhood.
- Identify strategic locations for installing traffic calming devices such as speed humps, traffic circles, and stop signs. Install devices as necessary in conjunction with an overall neighborhood traffic plan.
- Employ special traffic calming measures in the vicinity of the school to enhance pedestrian access and improve safety for children. Possible strategies include establishing a lower speed limit around the perimeter of the school, flashing school zone lights at pedestrian crossings, and signing at uncontrolled intersections.
- Establish a neighborhood-based program to educate residents about the importance of honoring speed limits and controlled intersections within the neighborhood.

OBJECTIVE 2: Improve public transportation within the neighborhood.

Hough is currently well-served by C-Tran. To encourage bus patronage, however, several strategies have been identified below. The proposed development of a light rail line is also supported by many residents. However, the concerns of residents whose properties are adjacent to proposed routes should be carefully evaluated.

Recommended Action Steps:

- Establish a Fare-Free Downtown Zone to include the Hough, Arnada, Esther Short and Central Park areas.
- Provide safe and attractive shelters. Post schedules for the buses on each line.
- Synchronize routes in order to allow convenient transfers from one bus to another.
- Use smaller buses as feeder routes to the full-size buses on main arterials and proposed light rail.
- Support the development of light rail service within Clark County.

OBJECTIVE 3: Redirect truck traffic away from the neighborhood

HNA does not believe that it is appropriate for any of the streets within the neighborhood to be designated for through truck traffic other than that needed to directly serve the neighborhood's own residences and businesses. HNA has not taken a final position regarding the proposed Mill Plain Extension project. However, a policy statement recommending certain parameters was adopted by the Association in 1993 (see Hough Vision Plan).

Recommended Action Steps:

- Eliminate the designation of streets within neighborhood for through truck traffic, other than that needed to directly serve the neighborhood's own residences and businesses.
- Consider the Hough Neighborhood Association adopted Policy Statement regarding the proposed Mill Plain Extension in August 1993.
- The Port of Vancouver, City of Vancouver Transportation Department, and Regional Transportation Council should identify and limit hazardous materials to one East-West route through the West Side residential areas, avoiding peak traffic hours.

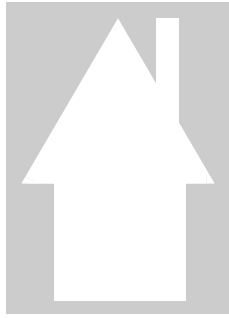
OBJECTIVE 4: Facilitate pedestrian, bicycle and other non-motorized forms of transportation.

Recommended Action Steps:

- Repair and improve existing sidewalks. Install expansion bricks around trees and barrier free curb cuts where appropriate.
- Install new sidewalks along street frontage where currently none exist, e.g., Markle and vicinity.
- Install benches on Main Street where people can rest.
- Create bicycle paths where feasible.
- Provide bicycle storage racks in commercial zones.
- Install permanent trash receptacles and drink-

ing fountains on busier streets.

- Provide access to streets and buildings for disabled people.
- Recapture and develop alleyways for pedestrian walkways, bicycling and parking.
- Support the City of Vancouver creating a position of Pedestrian Advocate within the Planning Department. Possible responsibilities of such an individual could include:
 - Monitor development proposals and be responsible for presenting comments on pedestrian concerns after consultation with neighborhood and other pedestrians advocates.
 - Seek opportunities for the City to better serve pedestrian needs.
 - Educate government and the public about pedestrian rights and responsibilities.
 - Promote bicycle and pedestrian safety education.



Action Chart

THE ACTION CHART on the following pages summarizes in table format the objectives and action steps identified in the previous section. Additional information identifying the relative priority of each action step, along with those agencies and organizations responsible for implementing the action steps, is also provided.

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 HNA for each action step without regard for the timeframe within which the recommendation can realistically be accomplished (short-range, long-range) and without concern for whether funding sources can practically be identified. Accordingly, it is possible that a “High” priority item may not be realized for many years. In contrast, some “Low” priority items could potentially be accomplished in a relatively short amount of time without significant capital expense.

A list of abbreviations used in the table is provided below.

Abbreviations:

Bus	Local business owners
BNR	Burlington Northern Railroad
CC	Clark County
City	City of Vancouver
C-Tran	C-Tran (local transit agency)
H	High priority
HF	Hough Foundation
HNA	Hough Neighborhood Association
Port	Port of Vancouver
RTC	Regional Transportation Council
VCMO	City of Vancouver, City Managers Office
VCPAD	City of Vancouver, Department of Community Preservation and Development
VHA	Vancouver Housing Authority
VON	City of Vancouver, Office of Neighborhoods
VPD	City of Vancouver, Police Department
VPR	City of Vancouver, Parks and Recreation Department
VPW	City of Vancouver, Public Works Department
VSD	Vancouver School District
VTD	City of Vancouver, Transportation Division
WDOT	State of Washington Department of Transportation

Objectives and Recommended Action Steps	Priority	Responsible Party
GENERAL		
Objective 1: Identify, organize, and utilize the abilities and energy of the residents within the neighborhood.		
Action Step: Conduct an assessment of community assets within the neighborhood. Publish and distribute the results of the assessment and establish strategies for organizing individuals.	High	HNA, HF, VON
HOUSING		
Objective 1: Preserve the neighborhood’s existing housing stock.		
Action Step: Use existing funding programs and advocate new programs (e.g., grants, loans, technical assistance) for providing assistance to individuals, groups, or neighborhoods for the purpose of preserving, restoring, and rehabilitating the historical integrity of housing in Hough neighborhood.	High	HNA, VCPAD
Action Step: Continue to seek support for preservation education programs provided free or for modest cost.	Medium	HNA, VCPAD
Action Step: Increase funding and awareness of the Paint Program. Encourage neighbors to paint at least one Hough home each year.	Medium	HNA, VCPAD
Action Step: Seek official recognition (e.g., historic district, character district, etc.) of the distinct characteristics of the Hough neighborhood.	Medium	HNA, VCPAD
Objective 2: Ensure that new single-family residential construction is consistent with the architectural character of the neighborhood.		
Action Step: Create a standing “Housing Review Committee” of the neighborhood association.	Medium	HNA
Action Step: Inventory potential sites for new housing; establish site-specific recommendations for appropriate types of housing.	Medium	HNA

Objectives and Recommended Action Steps	Priority	Responsible Party
Action Step: Develop criteria for newly constructed housing, relocated housing, and major housing rehabilitation projects.	Medium	HNA
Action Step: Make the criteria known to developers, investors, and public agencies that have either decision-making authority or resources available to assist development.	Medium	HNA
Action Step: Work with potential housing developers early in process.	Medium	HNA
Objective 3: Minimize the adverse impact of new multi-family housing within the neighborhood.		
Action Step: Strive to achieve a mix--both within the neighborhood as a whole as well as within individual developments--of unit sizes and number of owner-occupied, market-rate rental, and subsidized units.	Medium	VCPAD
Action Step: Ensure that new multi-family projects incorporate a combination of private outdoor spaces for each unit as well as larger common areas that are attractive, useable, and likely to be well maintained.	High	VCPAD
Objective 4: Encourage innovation and diversity in housing type.		
Action Step: Encourage and support development proposals for a wide variety of housing types that incorporate innovative design and which provide housing opportunities for individuals from diverse socio-economic backgrounds.	Medium	VCPAD, HNA
Action Step: Pursue funding and other assistance for innovative, experimental housing projects.	Medium	City, HNA, HF
Action Step: Encourage greater housing accessibility to people with disabilities.	High	VCPAD
Objective 5 Promote neighborhood stability.		
Action Step: Promote home ownership within the neighborhood.	High	HNA, City
Action Step: Encourage responsibility by homeowners, landlords and tenants in maintaining properties.	High	HNA, City

Objectives and Recommended Action Steps	Priority	Responsible Party
Action Step: Promote socioeconomic diversity as a key element of neighborhood stability.	Medium	HNA, City
Action Step: Support Hough Elementary School and its multiple use by the community.	Medium	HNA, VSD
Action Step: Continue supporting the Human Services Siting ordinance.	High	City, HNA
OPEN SPACE AND RECREATION		
Objective 1: Acquire and develop additional urban open space and other recreational facilities.		
Action Step: Retain at least half an acre of the VHA site located at the southwest corner of the intersection of Fourth Plain Boulevard and Main Street as a community garden and open space to be used by the adjacent Columbia House and other nearby residents.	High	VHA, VCPAD
Action Step: Acquire and develop all or part of the block bounded by 15th, 16th, Main and Washington streets as a community plaza.	Medium	City
Action Step: Develop a new greenway trail bordering the western edge of the neighborhood, providing a connection between the Discovery and Columbia River trail systems.	Medium	VPR
Objective 2: Improve the quality of existing park facilities.		
Action Step: Prepare a master plan identifying specific goals and recommendations for site improvements to John Ball Park.	Medium	VPR, HNA
Objective 3: Provide recreational programs, adequate access to park facilities, and other open space.		
Action Step: Develop neighborhood-oriented recreation programs and opportunities for people of all ages and incomes. Special priority should be given to involving teens in activities within the neighborhood.	Medium	HNA, VPR
Action Step: Increase access and use of the Hough School facility by residents of the neighborhood. Work with the School District	High	HNA, VSD

Objectives and Recommended Action Steps	Priority	Responsible Party
<p>to explore the possibility of establishing a “community center” within the school building.</p> <p>Action Step: Encourage and support organized events such as picnics, fun walks/runs, croquet matches, Frisbee golf tournaments, Senior Fun Wagon, music and theater performances. Accommodate appropriate commercial enterprises (e.g., refreshment stands, other vendors) during such events.</p>	Medium	HNA, VPR
LAND USE		
<p>Objective 1: Maintain a balance between commercial and residential land uses.</p> <p>Action Step: Maintain all existing single-family zoning. Single-family zoning should not be changed to accommodate additional multi-family housing or commercial activity. Density should be kept as low as possible.</p> <p>Action Step: Retain Fourth Plain Boulevard east of Harney Street as residential.</p> <p>Action Step: Limit commercial zoning and uses to the perimeter of the neighborhood.</p> <p>Action Step: Home-based businesses should be allowed only to the extent that they do not change the appearance of the home from a residential use to a business.</p> <p>Action Step: Other non-residential uses not strictly defined as “commercial” uses, such as Human Service providers, should be held to the same standards and constraints as commercial uses.</p>	High	VCPAD
<p>Objective 2: Collectively take positions on city-wide zoning classification and decisions on particular pieces of land.</p> <p>Action Step: Redesignate the tract of land on the southern edge of the neighborhood currently designated for multi-family use (R-22) for single-family use (R1-5).</p> <p>Action Step: Maintain industrial plan and zoning des-</p>	High	City
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Objectives and Recommended Action Steps	Priority	Responsible Party
ignations along western edge of neighborhood to prevent further encroachment of industrial and residential areas into each other.		
COMMUNITY APPEARANCE		
Objective 1: Ensure that commercial development is consistent with the historic architectural character of the neighborhood.		
Action Step: Revise the Project Review process to improve its effectiveness.	High	VCPAD, HNA
Action Step: Update Downtown Design Guidelines to include clear standards for historic preservation and renovation, enhancement of architectural character, and improvement of land use (see Action Plan for detail).	High	VCPAD
Action Step: Apply guidelines given in the Downtown Vancouver Association (DVA) Facade Improvement Plan in renovating and rehabilitating existing commercial buildings.	Medium	VCPAD
Objective 2: Enhance landscaping within the neighborhood.		
Action Step: Where appropriate, widen the planting strips along streets to 4 foot wide minimum to allow planting larger canopy forming trees.	Low	VPW
Action Step: Continue to seek grants for planting trees in Hough.	High	HNA, City
Action Step: Encourage homeowners and public utilities to maintain their older trees.	Medium	HNA, VPW
Action Step: Maintain and publish an inventory of larger trees. Preserve and recognize the United Nations tree at the corner of 4th Plain Boulevard and Main Street and other significant trees in the neighborhood.	High	HNA, VHA, City
Objective 3: Recognize, celebrate, and maintain the neighborhood's distinct character.		
Action Step: Advocate that the City adopt ordinances	Medium	VCPAD, HNA

Objectives and Recommended Action Steps	Priority	Responsible Party
Action Step: providing for the recognition of “character” districts.	Low	HNA, City
Action Step: Develop significant “gateways” marking entries to the neighborhood.	Low	HNA
Action Step: Develop and market attractively designed exterior home markers stating historical information.	Medium	HNA, City
Action Step: Seek recognition of all or part of Hough as a historic district.	Low	HNA
Action Step: Include a regular column in the neighborhood newsletter highlighting historic structures, interesting history of specific homes, etc.	Low	HNA
Action Step: Conduct annual historic neighborhood tours.	Medium	HNA, City
Action Step: Seek outside recognition and present neighborhood awards to individuals for rehabilitation efforts that exemplify the neighborhood’s historic character.	Medium	HNA
Action Step: Actively promote Hough’s features and accomplishments in an effort to enhance the neighborhood’s public image.	Medium	VSD, City, HNA
Action Step: Erect a permanent marker at the historic site of Vancouver High School.	Low	VPW, HNA
Action Step: Replace existing street lights with shorter, vintage style lights such as those installed on North Main Street.		
PUBLIC FACILITIES AND SERVICES		
Objective 1: Eliminate the use of on-site sewage disposal systems.	Medium	HNA, VPW
Action Step: Ensure that residents are informed about the City’s septic system elimination program and other available incentive programs and funding mechanisms that could be used to eliminate on-site sewage disposal systems.		
Objective 2: Relocate overhead utilities.	Low	VPW, HNA,
Action Step: Take advantage of opportunities to relocate overhead utilities at the time major public works projects are undertaken.		utility providers

Objectives and Recommended Action Steps	Priority	Responsible Party
Objective 3: Improve the level of public safety within the neighborhood.	High	HNA, VPD
Action Step: Increase the number of participants in the Neighborhood Watch program by promoting in the neighborhood newsletter, at Hough School, and by word of mouth.	Medium	HNA
Action Step: Increase lock and light program by seeking more grant money and promoting its availability in the newsletter.	Medium	HNA
Action Step: Encourage neighbors to make an effort to get to know everyone on their own block. Acknowledge efforts in a “Good Neighbor” column in the newsletter.		
Objective 4: Eliminate nuisances within the neighborhood.	High	City, HNA
Action Step: Increase the use and strength of the City’s junk ordinance.	High	City, HNA
Action Step: Continue and expand the neighborhood clean-up program.	Medium	C-Tran, City
Action Step: Install more permanent and attractive public trash receptacles at bus stops throughout the neighborhood.	High	City
Action Step: Establish new regulations requiring rental properties to be periodically registered and properly maintained. Also establish new regulations requiring owner-occupied properties to be maintained.		
Objective 5: Utilize community and neighborhood resources to resolve issues and solve problems.	Medium	HNA
Action Step: Compile and develop informational materials to educate residents about community resources and means of resolving issues that arise in the neighborhood.		
MOBILITY MANAGEMENT		
Objective 1: Identify and implement traffic calming strategies within the neighborhood.	High	VPD
Action Step: Increase enforcement of 25 MPH speed		

Objectives and Recommended Action Steps	Priority	Responsible Party
<p>Action Step: limit regulations within the neighborhood. Identify strategic locations for installing traffic calming devices in conjunction with an overall neighborhood traffic plan.</p>	High	VTD
<p>Action Step: Employ special traffic calming measures in the vicinity of the school to enhance pedestrian access and improve safety for children.</p>	High	VTD
<p>Action Step: Establish a neighborhood-based program to educate residents about the importance of honoring speed limits and controlled intersections within the neighborhood.</p>	Medium	HNA, VPD
<p>Objective 2: Improve public transportation within the neighborhood.</p>	Medium	C-Tran
<p>Action Step: Establish a Fare-Free Downtown Zone to include the Hough, Arnada, Esther Short and Central Park areas.</p>	Medium	C-Tran
<p>Action Step: Provide safe and attractive shelters. Post schedules for the buses on each line.</p>	High	C-Tran
<p>Action Step: Synchronize routes in order to allow convenient transfers from one bus to another.</p>	Medium	C-Tran
<p>Action Step: Use smaller buses as feeder routes to the full-size buses on main arterials and proposed light rail.</p>	Medium	HNA, City
<p>Action Step: Support the development of light rail service within Clark County.</p>		
<p>Objective 3: Redirect truck traffic away from the neighborhood.</p>	High	VTD
<p>Action Step: Eliminate the designation of streets within neighborhood for through truck traffic.</p>	High	City, HNA
<p>Action Step: Consider the Hough Neighborhood Association adopted Policy Statement regarding the proposed Mill Plain Extension.</p>	High	City, Port, RTC
<p>Action Step: Limit hazardous materials to one East-West route through the West Side residential areas, avoiding peak traffic hours.</p>		
<p>Objective 4: Facilitate pedestrian, bicycle and other non-motorized forms of transportation.</p>	Medium	City

Objectives and Recommended Action Steps	Priority	Responsible Party
Action Step: Repair and improve existing sidewalks. Install expansion bricks around trees and barrier free curb cuts where appropriate.	High	City
Action Step: Install new sidewalks along street frontage where currently none exist.	Medium	City
Action Step: Install benches on Main Street where people can rest.	Medium	City
Action Step: Create bicycle paths where feasible.	Low	C-Tran, City
Action Step: Provide bicycle storage racks in commercial zones.	Medium	City
Action Step: Install permanent trash receptacles and drinking fountains on busier streets.	Medium	City, Bus
Action Step: Provide access to streets and buildings for disabled people.	Low	City, Bus
Action Step: Recapture and develop alleyways for pedestrian walkways, bicycling and parking.	Medium	City, HNA
Action Step: Support the City of Vancouver creating a position of Pedestrian Advocate within the Planning Department.		