



# Bella Vista

## Neighborhood Association



# NEIGHBORHOOD ACTION PLAN

City of  
VANCOUVER  
WASHINGTON

*September, 2008*  
*Revised September, 2011*

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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 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 new comprehensive plan was adopted in May of 2004. The Plan specifically states that the City *“emphasizes preserving or enhancing the unique character and function of individual neighborhoods, commercial districts and other places, which make Vancouver a special place to live.”*

The purpose of the Bella Vista 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 Bella Vista Neighborhood Association with assistance from the City of Vancouver Community Planning Department 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 draft version of this Action Plan has been advertised and made available 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, and then forwarded to the City staff for their review. The City Council has endorsed the NAP 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 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. All of the actions identified in the plan are to be initiated and implemented by residents of the neighborhood and the appropriate city departments.



## 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.

# Neighborhood Profile

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The Bella Vista Neighborhood is centrally located within, and is a part of, the larger neighborhood of Cascade Park in East Vancouver. It is a relatively small and well defined neighborhood occupying an area of approximately 100 acres. The neighborhood boundaries are described as *at a point beginning at the northwest corner of SE 19th Street where it meets McGillivray Blvd.; east on McGillivray Blvd. to the extension of SE 145th Avenue then south following the north western boundary of Cascade SE Neighborhood Association, then south to SE Cascade Park Drive then west to SE Bella Vista Avenue; then north on SE Bella Vista Avenue to SE Bella Vista Road and then west along the extension of SE Bella Vista Road to the extension of SE 139th Avenue to SE 28th Street then west to SE 138th Avenue including one parcel to the south of SE 28th Street and one parcel to the north of SE 28th Street and including the portion of SE 28th Street which abuts both parcels then north along a line which follows the east boundaries of properties which abut SE 138th Avenue and SE 139th Avenue to the middle of SE 19th Street then east on SE 19th Street to the point of beginning.*

Historic Bella Vista Road dates back to 1915 when the original subdivision contained about 20 five-acre lots. When Highway 14 was built, the southern portion down to the Evergreen Highway was split away. Later, the remaining lots were divided further to an average of 2 ½ acres. The land was then rezoned to 7,500 and 10,000 square foot lots. However, very little development occurred on these smaller lot sizes, except for the northern third of the neighborhood. In 1980, the first Bella Vista Homeowner's Association was successful in their quest for larger minimum lot sizes and the County Commissioners voted to rezone the southern 60 acres down to Highway 14 to R1-20 (20,000 square foot single residential lots). On December 20, 1994 the County adopted the 20 Year Comprehensive Plan and again the area was changed to 7,500 square foot lots. The Bella Vista Neighborhood Association was formed and after numerous meetings with County departments and commissions, the R1-20 designation was returned to the effected area. *In 2001, an additional 10 homes and 11 duplexes just north of Bella Vista Park fronting SE McGillivray were annexed in the association.* The neighborhood now provides a mix of residences and residential lots of varying size. The area is more densely developed at the north end with smaller lots (R1-6 and R1-7.5) and changes to the larger lots (R1-20) at the south end. The majority of the homes have been built during the past 20 years. In all, the homes are well kept and on nicely landscaped lots. A true pride of ownership is evident. *Behrens Woods, a 2.2 acre natural area, was purchased by the City in 1999 and has provided an opportunity for the association to organize work parties and apply for grants to keep it safe and useable.*

*As a neighborhood we value and would like to preserve our mature trees and open space to reflect a northwest look and feel. Based on Vancouver's most recent tree canopy study, Bella Vista's tree canopy coverage was 33 percent above the city's average of 19 percent. We recognize the benefits trees provide (cleanse the air, provide oxygen, reduce amount of energy to cool and heat our homes, intercepting storm water, contribute to neighborhood livability, how they improve shopping districts, reduce city noise and glare, and they calm and slow traffic, improve habitat for endangered fish, migratory birds, and other wildlife, reduce erosion, and mitigate flooding) and unlike many other investments that depreciate, a tree's value increases with each passing year. Houses on tree-lined streets command prices that are up to 20 percent higher than houses in neighborhoods without trees. All neighborhood residents actively work to increase neighborhood tree canopy to maximize the environmental, social, and economic benefits of trees by planting new trees wherever possible and by preserving mature trees through proper maintenance. Therefore we will strive to sustain and increase our urban canopy within our neighborhood to maximize these benefits.*

Interspersed in the neighborhood are several areas of undeveloped land, some of which are heavily forested. There are cul de sacs, circles, loops and private roads off of Bella Vista Road that enhance the privacy of much of the neighborhood. A number of the public and private streets within the neighborhood do not have either curbs or

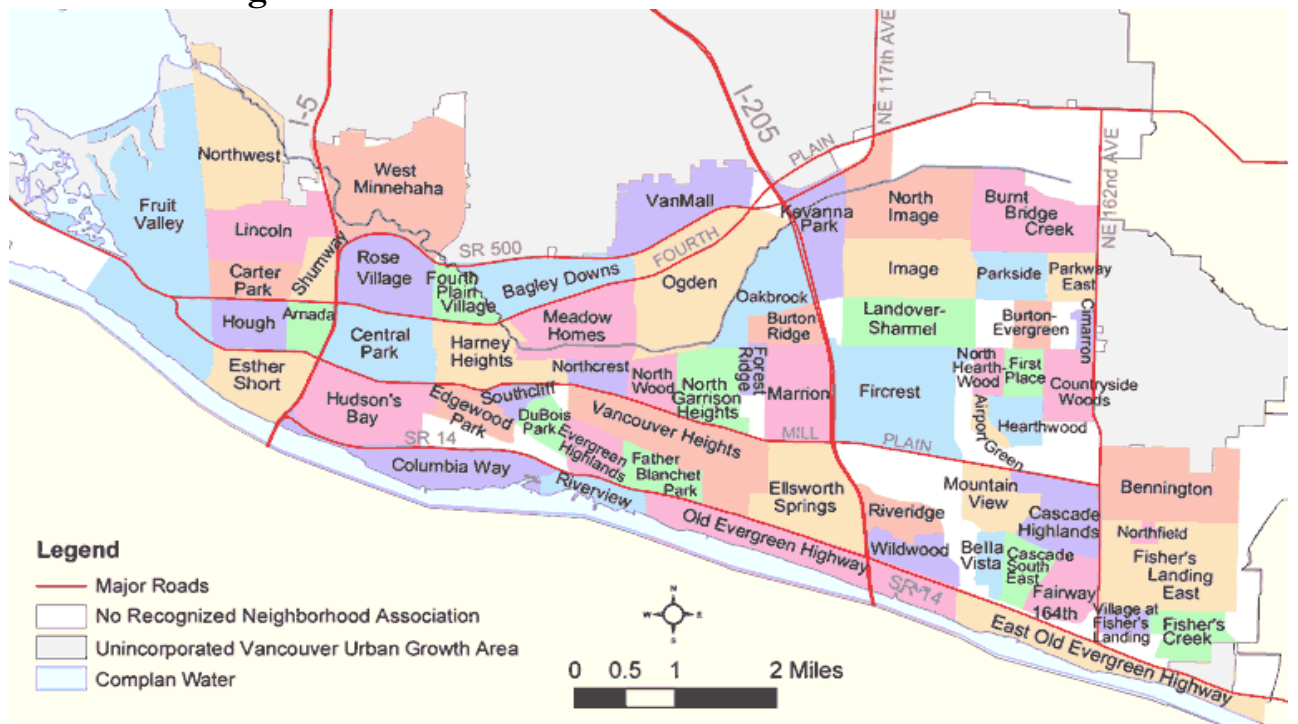
sidewalks. As a result, the neighborhood has what many of its residents describe as a comfortable rural feel. Unfortunately, this also creates a safety problem with the increased traffic on Bella Vista Road. The area, as developed, provides a mixture of mature trees, vegetation and open spaces for recreation. *Because Bella Vista is exclusively residential, it is not directly challenged with the issues that arise in an area of emerging businesses.* However, the local church Bella Vista Neighborhood Park and Behrens Woods provide centrally located focal points and gathering spots for the neighbors. We value and seek to protect and improve our neighborhood and our community. To that end, we seek stability in those aspects of our neighborhood that add to our quality of life. Those include quiet and clean streets, safe parks and open space, and a sense of welcome, community, *a healthy sustaining tree canopy* and belonging among all of our residents and visitors.

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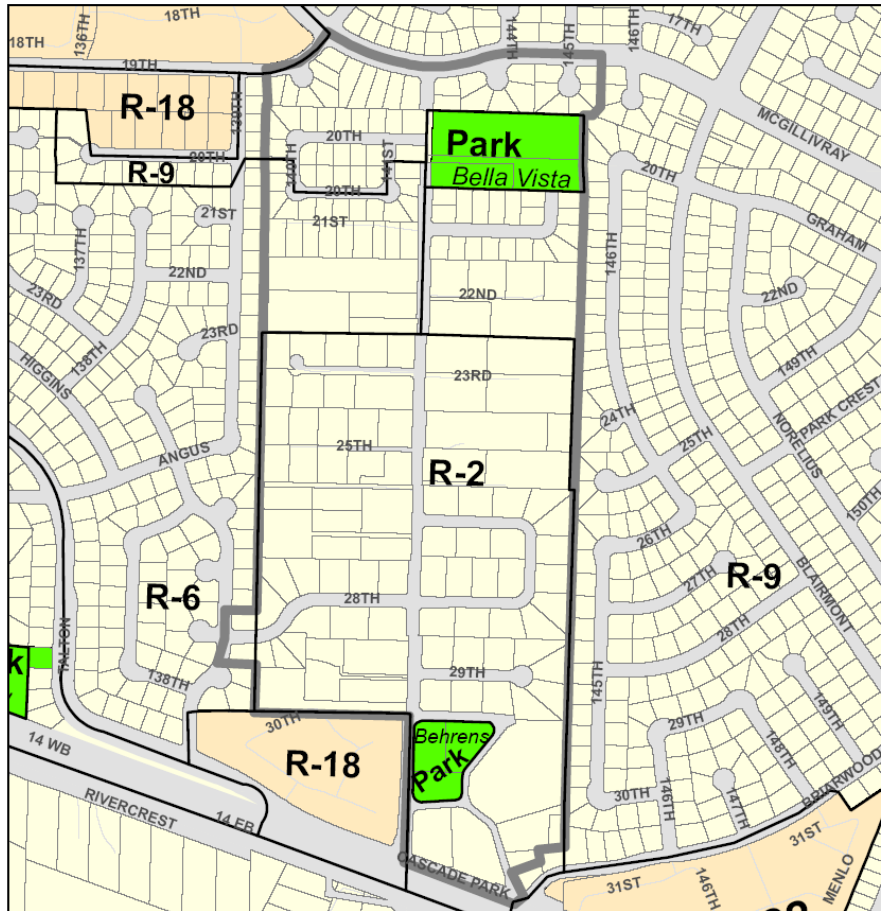
## Neighborhood Vicinity Map

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### Belle Vista Neighborhood



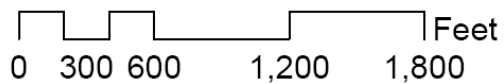
# Neighborhood Zoning/Comp Map



## Legend

-  Urban Low Residential
-  Urban Medium Residential
-  Open Space

## Bella Vista





# Vision Statement

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*We see Bella Vista as being a quiet neighborhood linked together by a single meandering road where residents can enjoy themselves, secure in the knowledge that neighbors are looking out for and caring for each other. A place where neighbors offer help when it is needed.*

*We envision residents moving comfortably and safely along well-lit tree-lined residential streets on bicycle paths and pedestrian walks that connect our parks and green spaces.*

*With our mature “city forests”, open spaces and abundance of wild life and birds, historic Bella Vista is an oasis sandwiched within Cascade Park. With the surrounding area fully developed, our rural setting and numerous oversized lots offer our residents a premium quality of life.*

*The proposed changes to Bella Vista Road, the development of our neighborhood parks and the other planned improvements will promote security, neighborhood cohesion, and aesthetic appeal, while enhancing overall livability.*

# Objectives and Action Steps

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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:

<b>BAC</b>	<b>Clark County Bicycle Advisory Committee</b>
<b>BVNA</b>	<b>Bella Vista Neighborhood Association</b>
<b>BUS</b>	<b>Neighborhood Businesses</b>
<b>CC</b>	<b>Clark County</b>
<b>CITY</b>	<b>Mayor's Office</b>
<b>CMS</b>	<b>Community Mediation Services</b>
<b>CSWS</b>	<b>City Solid Waste Services</b>
<b>CTRAN</b>	<b>CTRAN Bus Service</b>
<b>DRS</b>	<b>Development Review Services</b>
<b>FOT</b>	<b>Friend of Trees</b>
<b>OWN</b>	<b>Neighborhood Property Owners</b>
<b>PDX</b>	<b>Portland International Airport</b>
<b>PUD</b>	<b>Clark Public Utilities</b>
<b>RTC</b>	<b>Regional Transportation Council</b>
<b>VCC</b>	<b>Vancouver Chamber of Commerce</b>
<b>VCPD</b>	<b>City of Vancouver Community Planning Department</b>
<b>VCMO</b>	<b>City Manager's Office</b>
<b>VHA</b>	<b>Vancouver Housing Authority</b>
<b>VON</b>	<b>City of Vancouver Office of Neighborhoods</b>
<b>VPD</b>	<b>City of Vancouver Police Department</b>
<b>VPR</b>	<b>City of Vancouver Parks and Recreation Department</b>
<b>VPWF</b>	<b>City of Vancouver Public Works Functions</b>
<b>VSD</b>	<b>Vancouver School District</b>
<b>VTD</b>	<b>City of Vancouver Transportation Division</b>
<b>VUF</b>	<b>Vancouver Urban Forestry</b>
<b>WSDOT</b>	<b>State of Washington Department of Transportation</b>

# I. PUBLIC SAFETY

## Objective #1

**Sustain a level of public safety that meets the expectations of the neighborhood residents.**

Public safety is a high priority for most people. Public agencies alone cannot attain the levels of safety and security that we want for our families. We must understand the problems and be proactive in preventing crime and making the Bella Vista Neighborhood a safe place to live and enjoy.

## Objective #2

**Provide safe access for children to and from school and play.**

Children in neighborhoods, such as our own, are one of our highest priorities. The difficulties they face through the lack of sidewalks or paths, inadequate lighting and poor street surfaces are a significant safety issue as they travel to school or to play. It is our goal to integrate our older and newer home sites with current standards for all to travel with minimum risk.

### Action Steps:

- Encourage enforcement of speed limits through our neighborhood, especially just before and after school.
- Educate residents to observe school bus safety as to stopping & passing regulations.
- Encourage the building of sidewalks and paths along public streets in the neighborhood.
- Request more street lights to fill in dark spots.
- Encourage parents to wait with their children at the bus stop for the school bus.
- Plant street trees as a traffic-calming technique. Research shows street trees narrow a driver's field of vision and reducing traffic speed.

### Priority

H  
H  
H  
H  
M  
M

### Responsible Parties

VPD, BVNA  
BVNA  
VTD, BVNA  
VTD, BVNA  
ESD, BVNA  
BVNA, FOT, VUF

**Objective #3**

**Be prepared to respond to public safety threats to neighborhood and community.**

Many threats to the public safety can be lessened through effective preparation and planning. We are fortunate to live in a community where emergencies and disasters are rare, however, when they do occur our level of preparedness can have a major impact on the outcome.



<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
• Encourage neighbors to complete Community Emergency Response Training (CERT) or equivalent training.	M	BVNA
• Develop and publish a plan to help residents learn where to contact appropriate help in case of emergency.	M	BVNA, VFD, VPD, CRCA
• Create a plan for neighborhood emergency response and disaster relief including what people can do to improve their own safety.	M	BVNA, VFD, VPD, CRCA
• Publish articles in the “Bella Vista News” about effective emergency preparedness and planning.	H	BVNA
• Identify and maintain a list of residents who would volunteer their expertise, (retired &/or active doctors, nurses, etc) and personal safety equipment (first aid kits, chain saws, axes, etc) to be available in the event of an emergency.	M	BVNA

**Objective #4**

**Maintain an active crime watch program in all parts of the Bella Vista Neighborhood.**

An active neighborhood crime watch program can be an effective deterrent to crime and promote a greater sense of security for residents. It can also be a way for neighbors to meet one another and a starting point for learning to work together to achieve other objectives.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"><li>• Maintain a liaison and foster partnerships with the Vancouver Police Department and Fire Departments.</li></ul>	H	VPD, VFD, BVNA
<ul style="list-style-type: none"><li>• Have a program to keep team captains active and informed and encourage team meetings. Give recognition to our team captains.</li></ul>	H	BVNA
<ul style="list-style-type: none"><li>• Keep phone trees up to date and distributed to the team captains and residents on a timely basis.</li></ul>	H	BVNA
<ul style="list-style-type: none"><li>• Maintain Crime Watch signage throughout the neighborhood association.</li></ul>	M	VPD, VPWD, BVNA
<ul style="list-style-type: none"><li>• Have a meeting of team captains at least annually to keep them active and informed.</li></ul>	M	BVNA
<ul style="list-style-type: none"><li>• Hold a phone tree practice drill at least once a year.</li></ul>	M	BVNA
<ul style="list-style-type: none"><li>• Educate residents about crime prevention measures such as dead bolt locks, self-defense and motion detectors and personal safety awareness using the newsletter, meetings and literature.</li></ul>	M	BVNA, VPD

## II. MOBILITY MANAGEMENT

### **Objective #1**

### **Discourage speeding in the neighborhood.**

Speeding traffic is a serious and common problem for most neighborhoods. It is viewed primarily as a public safety issue, but higher speeds also increase noise levels and creates an added threat to pets and native animals. Where speeding is tolerated, it encourages others to follow and can result in average speeds creeping higher. For the Bella Vista Neighborhood the problem is most prevalent on Bella Vista Road. Some neighborhood residents are currently a part of the problem.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>Identify strategic locations and pursue installation of traffic calming devices such as traffic circles, serpentine roadways, roadway narrowing devices, and stop signs. Particular emphasis will be on Bella Vista Road.</li> </ul>	H	VTD, BVNA
<ul style="list-style-type: none"> <li>Identify locations for additional posted speed limit signs, pedestrian crossing signs and markings, pursue installation and then maintain after installation.</li> </ul>	H	VTD, BVNA
<ul style="list-style-type: none"> <li>Apply for available grants to achieve our traffic and safety objectives.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>Utilize neighborhood volunteers to watch for and report speeders to the Vancouver Police Department. Pursue use of a "radar gun" to more accurately measure speeds.</li> </ul>	M	BVNA, VPD, VTD
<ul style="list-style-type: none"> <li>Report findings of speeds and usage to Vancouver Transportation Department with recommendations.</li> </ul>	M	BVNA, VTD
<ul style="list-style-type: none"> <li>Lobby for appropriate speed and stop sign enforcement by Vancouver Police Department.</li> </ul>	M	BVNA, VPD

<ul style="list-style-type: none"> <li>• Develop a program to inform and educate residents about the importance of honoring neighborhood speed limits.</li> <li>• Survey neighbors to identify problem areas associated with speeding and traffic volume issues.</li> <li>• Encourage the residents to have a good relationship with our community police patrol officers and to get to know them.</li> </ul>	M	BVNA, VPD, VTD
	M	BVNA
	M	BVNA, VPD

**Objective #2**

**Improve pedestrian and bicycle safety and access.**

Walking and cycling are important sources of recreation and offer viable alternatives to the automobile for shorter trips. Our neighborhood streets, particularly in areas developed under the county, have few curbs, sidewalks, street lights and no bicycle lanes. This creates a hostile environment discouraging walking or cycling.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Complete the construction of sidewalks or paths and curbs the full length of Bella Vista Road.</li> </ul>	H	DRS, VTD
<ul style="list-style-type: none"> <li>• Closely monitor new development and its impact on our neighborhood by tracking all new land use applications for impact on traffic.</li> </ul>	H	BVNA, DRS, VTD
<ul style="list-style-type: none"> <li>• Attend pre-application conferences and work with city planning to ensure that future development does not impact the livability of the exiting neighborhood.</li> </ul>	H	BVNA, DRS
<ul style="list-style-type: none"> <li>• Ensure that future in-fill developments install sidewalks and curbs, which meet the City’s handicap accessibility (ADA) standards.</li> </ul>	H	BVNA, VTD, DRS

<ul style="list-style-type: none"> <li>• Assess the condition and continuity of our curb and sidewalk network.</li> <li>• Encourage property owners to keep sidewalks safe and clear of overhanging trees and shrubs. Provide education on proper pruning techniques, tree care and sidewalk maintenance.</li> <li>• Coordinate neighborhood tree plantings to use street trees to reduce noise, enhance traffic calming and increase traffic safety.</li> </ul>	M	BVNA, VTD
	M	BVNA, VUF
	M	BVNA, FOT, VUF, VTD

**Objective #3**

**Minimize noise from Highway 14 traffic and other sources.**

Traffic on SR 14 is a major source of noise in the southern part of the neighborhood and will increase as the population grows. Unlike intermittent sources such as the airplanes and trains, vehicle traffic noise is continuous for a major part of the day.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Construct a noise barrier along the north side of SR 14 between SE Briarwood and SE Talton Ave.</li> </ul>	M	WSDOT, BVNA, VPWF, VUF
<ul style="list-style-type: none"> <li>• Monitor aircraft and railroad noises.</li> </ul>	L	City, BVNA, Burlington Northern, PDX
<ul style="list-style-type: none"> <li>• Participate in airport development projects.</li> </ul>	L	BVNA, PDX
<ul style="list-style-type: none"> <li>• Coordinate neighborhood tree planting to reduce noise, traffic calming and increase traffic safety.</li> </ul>	M	BVNA, FOT, VUF



**Objective #4**

Street and safety improvements.

Bella Vista was a paved rural road running north from Evergreen Highway long before Cascade Park was developed. The road was cut completely when access to SR 14 was blocked in the late 1970s.

Development along the road has left a mixture of narrow pavement with dirt shoulder and widened areas with curbs and sidewalks. The block long SE Bella Vista Avenue is 20 feet wide with only a curb and sidewalk on the east side. It meets SE Cascade Park Drive at a nearly blind intersection.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"><li>• Work with the City to pave and add sidewalks or paths and curbs to SE Bella Vista Road. Design these improvements so they do not invite increased speed or traffic volume; such as landscaping strips, with street trees with a minimum of 5 feet between sidewalks and curbs.</li></ul>	H	BVNA, VTD, VUF
<ul style="list-style-type: none"><li>• Encourage the City of Vancouver to prune trees that surround streetlights to obtain maximum benefit.</li></ul>	M	BVNA, VPWD
<ul style="list-style-type: none"><li>• Conduct an inventory of the neighborhood's street lights and request the installation of additional street lights to eliminate deficiencies within the neighborhood.</li></ul>	H	BVNA
<ul style="list-style-type: none"><li>• Ensure that street lighting outages are reported and responded to in a timely manner. Continue to follow up on any prolonged repairs not completed.</li></ul>	M	BVNA, VPWD
<ul style="list-style-type: none"><li>• Encourage residents to provide front and back yard lighting.</li></ul>	L	BVNA
<ul style="list-style-type: none"><li>• Work with City Code Enforcement to achieve compliance about responsibilities for property maintenance concerning sidewalks.</li></ul>	M	BVNA, VCED
<ul style="list-style-type: none"><li>• Install "No Parking" signs near congested intersections and crosswalks.</li></ul>	M	VTD, BVNA

<ul style="list-style-type: none"> <li>• Work with Code Enforcement to remove vehicles included in the No Camping, Junk and Abandoned Vehicle Ordinance.</li> <li>• Report all illegal parking of trucks, RV's and vehicles to the Vancouver Police Department on weekends and evening hours. During normal business hours use the Parking Complaint Hotline: 360.619.1284.</li> <li>• Post speed awareness signs that could be moved around in the neighborhood.</li> <li>• Explore options for funding additional speed awareness signs.</li> <li>• Post regular notices in the neighborhood newsletter concerning traffic and pedestrian safety.</li> <li>• Continue to invite City police officials to our neighborhood meetings to make presentations about safety and traffic safety.</li> <li>• Continue to invite City transportation staff to make presentations at our meetings about traffic calming options and other road safety improvements.</li> <li>• Invite our local Fire Station crew to speak at a neighborhood association meeting.</li> <li>• Work with residents on corner lots to cut back landscaping to improve site distances.</li> <li>• Encourage off-street parking,</li> <li>• Inform the Public Works Department of pot holes needing to be repaired in a timely manner. Follow up to ensure repairs completed.</li> <li>• Work with the City to assure that Bella Vista Road which is a Collector Arterial, and the neighborhood public street meet at least the minimum standards.</li> </ul>	<p>M</p> <p>M</p> <p>L</p> <p>L</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>L</p> <p>M</p> <p>H</p>	<p>BVNA, VTD, VCED</p> <p>BVNA, VPD</p> <p>BVNA</p> <p>BVNA</p> <p>BVNA</p> <p>BVNA, VPD</p> <p>BVNA, VTD</p> <p>BVNA, VTD</p> <p>BVNA</p> <p>BVNA</p> <p>BVNA, VPWD</p> <p>BVNA, VTD, VPWD</p>
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<ul style="list-style-type: none"> <li>• Add corner treatment such as curbs or barriers that allow southbound traffic on SE Bella Vista Avenue to see oncoming traffic without going out into SE Cascade Park Drive.</li> </ul>	H	VTD, BVNA
<ul style="list-style-type: none"> <li>• Submit NTS grant requests for installation of curbs and sidewalks where none exist on SE Bella Vista Road.</li> </ul>	H	BVNA, VTD

**Objective #5**

Regional traffic safety improvements and enforcement

Traffic issues for a neighborhood can include problems outside of the immediate area, but which have an impact on residents as they leave or return. Such issues may be safety or time related.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Purse means to reduce vehicle speeds to 25 MPH on westbound SE Cascade Park Drive further east of SE Bella Vista Avenue to the east side of SE Briarwood.</li> </ul>	H	VTD, BVNA
<ul style="list-style-type: none"> <li>• Encourage stronger police enforcement of speed limits on SE McGillivray Blvd and SE Cascade Park Drive.</li> </ul>	H	VPD
<ul style="list-style-type: none"> <li>• Support establishment of a network of regional highways and pedestrian walking routes.</li> </ul>	L	VTD

### III. HOUSING

**Objective #1**

Ensure single family character of the neighborhood.

The neighborhood provides a mix of residences and residential lots of varying size but of uniform high quality. We advocate that developers build new residential construction consistent with the architectural character of the local areas within the Bella Vista Neighborhood and replant with native vegetation to preserve the character of our neighborhood. We also encourage residents to become familiar with their covenants, conditions and restrictions (CC&R's) for the area of the neighborhood where they live. We also recognize the City's role in reviewing and enforcing building codes and standards for the area.

**Action Steps:**

**Priority**

**Responsible Parties**

<ul style="list-style-type: none"> <li>• Work with the City Development Review Services and current zoning and density standards for the neighborhood.</li> </ul>	H	DRS, VCPD, BVNA
<ul style="list-style-type: none"> <li>• Encourage developers to design and build new homes and additions that fit in with the character of the existing homes and meet CC&amp; R conditions as they apply.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>• Encourage residents of the neighborhood to review and enforce their CC&amp;R's.</li> </ul>	M	BVNA
<ul style="list-style-type: none"> <li>• Use the Bella Vista Newsletter to provide information about typical items covered in CC&amp;Rs.</li> </ul>	L	BVNA
<ul style="list-style-type: none"> <li>• Encourage the planting of native trees, rather than ornamentals, to maintain the character of our neighborhood</li> </ul>	L	DRS, VUF, FOT, BVNA

**Objective #2**

Encourage neighborhood residents to maintain their home and property.

Bella Vista Neighborhood residents realize that their well-maintained homes, property, landscape and streets contribute to the overall character and quality of life in the area. Routine home and yard maintenance contribute to the neighborhood's sense of pride, security, property

value, and livability.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Work with the City Code Enforcement to achieve compliance as complaints may arise related to property maintenance.</li> </ul>	H	DRS,VPD, BVNA
<ul style="list-style-type: none"> <li>• Work with designated city agencies, such as Parking Control, Vancouver Police Department and Code Enforcement to abate unlawfully parked/stored vehicles.</li> </ul>	M	DRS, VPD,BVNA
<ul style="list-style-type: none"> <li>• Encourage neighbor compliance with the City ‘junk keeping’ ordinance.</li> </ul>	H	BVNA, DRS
<ul style="list-style-type: none"> <li>• Encourage neighbors to follow principles of responsible pet ownership and city animal control regulations.</li> </ul>	M	Animal Control, BVNA, DRS
<ul style="list-style-type: none"> <li>• Educate and inform residents about the importance of maintaining their landscapes and property.</li> </ul>	M	BVNA, VUF
<ul style="list-style-type: none"> <li>• Discourage tall front yard fences, overgrown landscaping, and otherwise encourage compliance with CC&amp;Rs and the City ordinances.</li> </ul>	H	BVNA, OWN
<ul style="list-style-type: none"> <li>• Sponsor annual neighborhood Yard and Garden Clean-Up Day utilizing the City’s free dumpster and chipper programs. Promote tree preservation and proper tree pruning, specifically encouraging residents not to top their trees.</li> </ul>	H	VON, BVNA, VUF
<ul style="list-style-type: none"> <li>• Ensure that notices of all City and Neighborhood up-keep activities such as Spring Clean Up reach property owners and residents of the neighborhoods.</li> </ul>	M	BVNA

## IV. OPEN SPACE AND RECREATION

### **Objective #1**

Full development of the Bella Vista Neighborhood Park to Level 3 plus additional amenities.

The neighborhood has 5.3 acres neighborhood park. The park now has play ground equipment, asphalt walking paths, basketball court, picnic tables, benches, drinking fountain, backstop, rose garden, recognition brick sitting wall, mature trees, curbs and sidewalks. The next major improvement will be to develop the park to Level 3 with irrigation and additional landscaping which is approved in the master plan.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Promote the usage extension of the REET 2 (Real Estate Excise Tax) to provide a funding source to complete parks to Level 3.</li> </ul>	H	VPR, BVNA
<ul style="list-style-type: none"> <li>• Work with the City Parks and Recreation Department to identify funding and develop a timeline for installation of irrigation in all or a portion of the park.</li> </ul>	H	VPR, BVNA
<ul style="list-style-type: none"> <li>• Explore ways of securing additional funding through grants, corporate contributions and neighborhood fund raising to combine with city money for enhancing the beauty, usability and safety of the park.</li> </ul>	M	VPR, BVNA
<ul style="list-style-type: none"> <li>• Maintain volunteer groups to manage the rose garden maintenance and funds.</li> </ul>		
<ul style="list-style-type: none"> <li>• Promote natural habitat and shelter for birds.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>• Monitor the park area to ensure it is properly maintained, there are no safety hazards, and it is a safe place for all to use and enjoy.</li> </ul>	L	BVNA, VPR
	H	BVNA, VPR

**Objective #2**

Encourage utilization of neighborhood parks and park programs.

The neighbors believe that regular use of the area parks and open space protects those areas from deterioration and keeps them safe. It also improves the sense of community among those who participate in such activities.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"><li>• Develop and support neighborhood oriented recreation programs and opportunities for people of all ages, incomes and abilities. Special priority should be given to involve teens and pre-teens in activities within the neighborhood.</li></ul>	M	VPR, BVNA
<ul style="list-style-type: none"><li>• Encourage and support organized events such as picnics, birthday parties, fun walks/runs and soccer practices.</li></ul>	M	BVNA
<ul style="list-style-type: none"><li>• Support and encourage the use and maintenance of sport fields at WyEast Middle School and Mountain View High School and Haagen Community Park for community use.</li></ul>	M	VPR,ESD, BVNA
<ul style="list-style-type: none"><li>• Develop a community garden for use by neighbors and the public. Utilize a neighborhood association poll to assess interest and seek approval at a general meeting. Develop a user system including fees, construction, water plan and guidelines for use.</li></ul>		

**Objective #3**

Develop a maintenance plan for the Behrens Woods Park site.

In 1999, the City of Vancouver purchased the 2.2 acres of woods at the south end of SE Bella Vista Road for a future park. It has been named Behrens Woods (in honor of the former owner and neighborhood pioneer, Albert Behrens) and it has been designated a Natural Area. A maintenance plan has been submitted to the Vancouver Parks and Recreation Department to protect and enhance the naturalness of the area and protect it from illegal use and dumping.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
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<ul style="list-style-type: none"> <li>• Work with the Vancouver Clark Parks &amp; Recreation Dept. to update the Master Plan for maintenance of the park site.</li> </ul>	H	VPR, BVNA
<ul style="list-style-type: none"> <li>• Work with the City’s Urban Forestry Plan to protect the existing trees and develop a Vegetation Management Plan.</li> </ul>	H	VPD, VUF, BVNA
<ul style="list-style-type: none"> <li>• Coordinate volunteer work parties to remove the non native plants: English Ivy from the trees and under story; remove the Holly bushes and Himalayan blackberry canes.</li> </ul>	M	VON, BVNA, VUF
<ul style="list-style-type: none"> <li>• Improve existing trails in the park site with volunteers.</li> </ul>	M	VON, BVNA, VPR
<ul style="list-style-type: none"> <li>• Monitor the park area to ensure it is properly maintained, there are no safety hazards, and that it is a safe place for all to use and enjoy.</li> </ul>	H	VPR, BVNA
<ul style="list-style-type: none"> <li>• Make sure “No Dumping” signs are posted in all undeveloped areas in the neighborhood.</li> </ul>	M	BVNA, VPWD
<ul style="list-style-type: none"> <li>• Notify the Parks Department and/or the police of any illegal activities.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>• Explore ways of securing additional funding through grants, corporate contributions, and neighborhood fundraising to combine with city money to enhance the beauty, usability and safety of the park site.</li> </ul>	M	BVNA



## V. Community Involvement

### **Objective #1**

**Create partnerships with neighborhood and city resources to enhance quality of life and improve services.**

The neighborhood association believes that improving city services and controlling costs can be realized by proactive initiatives. Creating partnerships with service providers is an effective strategy to achieve desired results. We support efforts to protect the quality of ground water, and reduce solid waste and light pollution.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Create and implement a strategy for installation of modern and efficient streetlights.</li> </ul>	M	BVNA, VTD
<ul style="list-style-type: none"> <li>• Create and implement a strategy to control cost of the trash service.</li> </ul>	L	BVNA
<ul style="list-style-type: none"> <li>• Encourage residents to recycle through education programs and utilizing training through the annual neighborhoods recycling contest.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>• Continue neighborhood annual yard &amp; garden cleanup event. Promote tree preservation and proper tree pruning, specifically encouraging residents not to top their trees.</li> </ul>	H	BVNA, VUF
<ul style="list-style-type: none"> <li>• Educate and encourage responsible disposal of household hazardous waste.</li> </ul>	M	BVNA
<ul style="list-style-type: none"> <li>• Educate and encourage residents to protect the quality of ground water.</li> </ul>	H	BVNA
<ul style="list-style-type: none"> <li>• Encourage at least one resident to participate in NeighborWoods program annually. Utilize that NeighborWoods Steward as a resource to help educate residents about the benefits of trees, proper tree care, and the City's tree codes and to help plan neighborhood tree planting projects.</li> </ul>	M	BVNA, VUF
<ul style="list-style-type: none"> <li>• Promote attendance at Planning Commission and City Council meetings.</li> </ul>	M	BVNA

<p><b>Objective #2</b>  <b>Encourage neighbors to be better informed about our local government and how it affects their lives.</b></p>		
<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Notify neighbors of openings on advisory commission and committees and their meeting times. Encourage them to apply for the open position.</li> <li>• Insure our neighborhood association is represented and attends all city wide meetings, such as Neighborhood Leadership In-Service Training, Neighborhood Traffic Safety Alliance and the East Precinct Informational Team.</li> <li>• Continue communication with the Community Planning Department on neighborhood planning and development goals.</li> <li>• Participate in the City’s annual review process to be informed and knowledgeable of appropriate zoning designations within the neighborhood.</li> <li>• Encourage neighbors to participate in school activities such as lunch buddies, tutoring and mentoring.</li> </ul>	<p>H</p> <p>H</p> <p>M</p> <p>M</p> <p>M</p>	<p>BVNA</p> <p>BVNA</p> <p>BVNA</p> <p>BVNA</p> <p>BVNA, ESD</p>