



DuBois Park Neighborhood

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NEIGHBORHOOD ACTION PLAN

City of
VANCOUVER
WASHINGTON

September, 1998

DuBois Park Neighborhood Action Planning Committee

To be added

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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, 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 DuBois Park 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 DuBois Park Neighborhood Association with assistance from the City of Vancouver Department of Community Preservation and Development 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 Planning Commission for their consideration. The City Council has endorsed the Plan 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

DUBOIS PARK is located centrally within the Vancouver city limits. The neighborhood boundaries are Blandford Drive to the west, Evergreen Boulevard to the south, Devine Road to the east, and MacArthur Boulevard to the north.

DuBois Park is a mature residential neighborhood with a mix of families and older residents, mainly living in single-family homes that they own. The housing was built approximately from the 1950's through the 1970's, with some variety in architectural style.

DuBois Park, the neighborhood's namesake, is situated between Palo Alto and California Drives and contains open space, woodland, and a small playground area. The Blandford Greenway buffers the neighborhood along its western boundary. Both McLoughlin Junior High and George C. Marshall Elementary schools are located just outside the neighborhood to the northeast, providing a place where residents can take advantage of athletic fields and other recreational opportunities.

While no major thoroughfares pass directly through the neighborhood, several are close by. MacArthur Boulevard and Devine Road provide easy connections to Mill Plain Boulevard, and Blandford Drive links the neighborhood to Evergreen Boulevard and SR-14. Phoenix Way is the main entrance to the neighborhood along MacArthur, and Arizona Drive connects DuBois Park to the Evergreen Highlands neighborhood across Devine Road.

Neighborhood Map

Dubois Park Neighborhood

Neighborhood Zoning/Comp Map

Vision Statement

DuBois Park neighborhood values - and desires to maintain - its amenities, including DuBois Park, views of the Columbia River, and relatively good access to highways and other transportation arterials. The neighborhood also values its positive relationship with the Vancouver School District, the three schools located nearby, and with adjacent businesses and neighborhoods.

DuBois Park neighborhood is fully developed. Its mature landscaping and open spaces make the neighborhood unique and livable. Special emphasis is placed on public safety, open space, and recreation. The neighborhood recognizes the importance of being pro-active in working together with the City of Vancouver to implement the strategies identified in this plan, and through other efforts, to fulfill this vision.

Objectives and Action Steps

The following recommended action items identified as having a "high" priority are considered by the Neighborhood Association to be most important. "Medium" priority action steps are somewhat less important. "Low" priority action steps are considered least important.

Priority has been assigned by the Neighborhood Association for each action step without regard for the time frame within which the

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

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

Abbreviations:

BAC	Clark County Bicycle Advisory Committee
BUS	Neighborhood Businesses
CC	Clark County
CCAC	Clark County Animal Control
CITY	Mayor's Office
CTRAN	CTRAN
DPNA	DuBois Park Neighborhood Association
VNA	Vancouver Neighborhood Alliance
OTH	Other organizations
OWN	Neighborhood Property Owners
PDX	Portland International Airport
PUD	Clark Public Utilities
RTC	Regional Transportation Council
VCC	Vancouver Chamber of Commerce
VCDD	City of Vancouver Community Development Department
VCMO	City Manager's Office
VHA	Vancouver Housing Authority
VOMD	Vancouver Office of Mediation
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
VSD	Vancouver School District
VTD	City of Vancouver Transportation Department

I. OPEN SPACE AND RECREATION

DuBois Park is the heart of the neighborhood and the neighborhood namesake. Neighbors of all ages use the park regularly, and safety is important.

Objective #1

Increase the safety of DuBois Park and Blandford Greenway.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Improve lighting in the park, especially near the playground. 	High	DPNA, VCPR, VPD
<ul style="list-style-type: none"> • Develop a program to make the park safer by keeping glass out of the ravine and ensuring adequate security. 	Low	DPNA, VPD
<ul style="list-style-type: none"> • Control vegetation in the park and Blandford Greenway to keep visibility high and fire danger low, while protecting native and endangered plants. 	Low	DPNA, VCPR

II. COMMUNITY APPEARANCE

The DuBois Park neighborhood has a pleasant character with wide streets, mature landscaping, and well-kept homes.

Objective #1

Preserve and enhance the character of the neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Maintain the residential integrity of the neighborhood. 	Low	DPNA, VCDD
<ul style="list-style-type: none"> • Encourage City Council to strengthen ordinances to reduce on-street parking, and the storage of recreational vehicles and boats in the neighborhood. 	Medium	DPNA, VCDD, VPD
<ul style="list-style-type: none"> • Develop a program for helping neighbors maintain and enhance the outside appearance of their homes and yards and keep yard debris from blocking storm drains. 	High	DPNA, VON
<ul style="list-style-type: none"> • Support the Spring Cleanup and its return to our neighborhood. 	High	DPNA, VON

COMMUNITY APPEARANCE

Owners of some properties adjacent to the Town Plaza retail center north of the neighborhood could improve the appearance of their properties to be more consistent with the surroundings, enhancing the overall appearance of the area.

Objective #2

Improve the aesthetic quality of the adjacent retail center.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Initiate a dialogue with the owners of properties adjacent to the Town Plaza about working together to ensure better maintenance and safety. 	Low	DPNA, VCDD, VPD, BUS
<ul style="list-style-type: none"> Encourage City Council to adopt ordinances requiring maintenance of commercial properties. 	Medium	DPNA, VCDD, BUS

III. PUBLIC FACILITIES AND SERVICES

Some parts of the neighborhood have problems with clogged storm drains. This results in flooding of neighborhood streets.

Objective #1

Improve neighborhood storm drainage.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Work with Department of Public Works to identify and resolve drainage issues. 	High	DPNA, VPW

PUBLIC FACILITIES AND SERVICES

A number of electric outages occur in the neighborhood each winter due largely to untrimmed vegetation.

Objective #2

Decrease the frequency of electrical outages in the neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Work with Clark Public Utilities to ensure that vegetation is kept trimmed for safety and prevention of electrical outages. 	High	DPNA, CPU

More crimes occur in the neighborhood than are actually reported. Neighbors often are unaware that a crime has occurred. Reporting criminal activity will help both the police and the neighborhood prevent crime.

Objective #3

Work with the Vancouver Police Department to curb crime in the neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Reactivate the Neighborhood Watch Program. 	High	DPNA, VPD
<ul style="list-style-type: none"> Encourage neighbors to report crimes to the Vancouver Police Department and to a designated neighbor. 	High	DPNA, VPD

IV. MOBILITY MANAGEMENT

MacArthur Boulevard, on the northern edge of the neighborhood, is a safety concern for several reasons. The vegetation in the median blocks vision. The median itself is unimproved and indistinguishable from the road at several points. MacArthur is dangerous for pedestrians and bicyclists to cross.

Objective #1

Make MacArthur Boulevard safer for pedestrians, bicyclists, and automobile traffic.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Work with the Transportation Division’s Neighborhood Traffic Control Program and the Police Department to identify and mitigate problems associated with MacArthur Boulevard. 	High	DPNA, VPW, VPD
<ul style="list-style-type: none"> • Redesign the median. Remove the vegetation and replace it with a different and more suitable type. 	High	DPNA, VPW
<ul style="list-style-type: none"> • Investigate methods of prohibiting inappropriate and dangerous truck parking near the Town Center north of MacArthur Boulevard and west of Devine Road. 	Medium	DPNA, VPW, VPD

MOBILITY MANAGEMENT

Blandford Drive is a major thoroughfare bordering the neighborhood. It is heavily used by bicyclists and pedestrians, but no sidewalks or bicycle lanes are provided.

Objective #2

Improve the safety of Blandford Drive for bicyclists and pedestrians.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Support the placement of berms and asphalt paving on Blandford Drive to define bicycle and pedestrian lanes. 	High	DPNA,VPW

While the neighborhood streets in DuBois Park are relatively quiet, there are some problems with traffic safety. These include speeding, vegetation blocking vision at intersections, and unsafe bicycling practices.

Objective #3

Improve the safety of inner neighborhood streets.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Work with the Department of Transportation's Neighborhood Traffic Control Program and the Police Department to identify and mitigate problems on neighborhood streets. Emphasize the use of traffic calming devices other than speed bumps. 	High	DPNA,VPW, VPD
<ul style="list-style-type: none"> Encourage neighbors with corner lots to keep vegetation trimmed so that drivers are able to see around corners. 	Medium	DPNA, VCDD

MOBILITY MANAGEMENT

Narrative

Having shelters at nearby bus stops would make the bus system more inviting to use.

Objective #4

Encourage the use of transit currently serving the neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Request C-Tran to place shelters at nearby transit stops. 	Low	DPNA, C-TRAN

V. COMMUNITY BUILDING

Neighborhood activities are an excellent way for neighbors to connect with each other and to help the community grow.

Objective #1

Encourage neighbors to get to know each other.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Continue to support and improve the annual 4th of July happening. 	High	DPNA
<ul style="list-style-type: none"> • Develop and institute new neighborhood activities. 	High	DPNA
<ul style="list-style-type: none"> • Involve neighborhood youth, adjacent schools, businesses, and the police officers assigned to us in neighborhood activities. 	High	DPNA, VON, VPD, BUS, SCH

COMMUNITY BUILDING

Our neighborhood is an enjoyable community to live in; however, some aspects of neighborhood life could improve.

Objective #2

Work together to curb neighborhood nuisances.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Investigate ways to help neighbors quiet their barking dogs. 	Medium	DPNA, CCAC, VPD
<ul style="list-style-type: none"> • Begin enforcing compliance with leash and scoop laws. 	High	DPNA, CCAC, VPD
<ul style="list-style-type: none"> • Take advantage of the City’s mediation program when useful. 	Medium	DPNA, VON