



# LANDOVER / SHARMEL



## NEIGHBORHOOD ACTION PLAN

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City of

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**VANCOUVER**

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**WASHINGTON**

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*Updated November, 2007*

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*Adopted by Council Jan. 2008*

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**Landover-Sharmel Neighborhood Action Planning Committee**  
**Jerry Camelleri, Association Chair**

**Marilyn Hall**  
**Jerry & Bea Carriere**  
**Brad & Tami Davis**  
**Margie Hewitt**  
**John Huck**  
**Jennifer Hughes**  
**Linda Moore Kurth**  
**Alicia Noack**  
**Janita Ruland**

**City Council**

Royce E. Pollard, Mayor

Pat Jollota  
Jeanne Harris  
Jeanne Stewart

Larry Smith  
Tim Leavitt  
Pat Campbell

**City of Vancouver**

Pat McDonnell, City Manager  
Jan Bader, Program & Policy Development Manager  
Judi Bailey, Neighborhoods Program Manager

**Contributing Staff**

Bryan Snodgrass, Community Planning and LSNA Liaison  
Todd Boulanger, Transportation  
Richard Landis, Code Enforcement  
Charles Ray, Urban Forestry  
Eric Schadler, Public Works  
Terry McClure, Public Works  
Jeroen Kok, Vancouver Clark Parks & Rec  
Stephanie Acopan, Vancouver Police Dept.

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## Introduction

The purpose of a neighborhood action plan is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns. In conjunction with broader policies and implementation measures contained within the City's comprehensive plan, the neighborhood action planning process is intended to protect and enhance the livability within specific neighborhoods, as well as to help fulfill the overall community vision and to create a more livable city. More specifically, neighborhood action plans are intended to:

- Educate both city government and neighborhood residents about each other's concerns and visions for the future.
- Promote collaboration between the city and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a "sense of place" within the community by identifying and developing the assets within each neighborhood.
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- Achieve sensible and coordinated project and program planning within each neighborhood and between all the city's neighborhoods.
- Strengthen neighborhoods.

## Relationship to the Comprehensive Plan

In general, a comprehensive plan is intended to provide broad policy direction, which is implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of a sub-area or neighborhood plan.

The City's Comprehensive Plan, entitled *Vancouver Comprehensive Plan 2003-2023* was adopted in May 2004. One of the Comprehensive Plan's specific goals is to: *"Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in well planned, safe pedestrian environment."* (CD-6)

The purpose of the Landover-Sharmel Neighborhood Action Plan is to integrate neighborhood needs into the City's budget process, Six-Year Street Improvement Program, Neighborhood Traffic Management 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 Landover-Sharmel Neighborhood Association with assistance from the City of Vancouver Neighborhood Services 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. After notifying all residents of the proposed updated Action Plan, and considering comments received at a duly advertised neighborhood meeting, the Neighborhood Association will consider endorsing the plan according to their specific by-laws. After neighborhood approval the Plan will be forwarded to City Council for consideration and acceptance by resolution.

It is intended that city agencies will utilize the action plans as input in developing more specific work programs and helping to establish citywide funding priorities. It is recognized that many of the recommendations contained in the action plans are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations. It should also be emphasized that financial resources may not exist for implementing all of the recommendations identified in the plan.

## **Overview of the Plan**

This Plan contains four components. The NEIGHBORHOOD PROFILE contains a general description of the current conditions within the neighborhood. The VISION STATEMENT describes the neighborhood's sense of identity and vision for its future. The NEIGHBORHOOD OBJECTIVES identifies issues that are of concern to the residents of the neighborhood. The NEIGHBORHOOD ACTION STEPS includes specific potential strategies for accomplishing the identified objectives. Each Action Step is prioritized and identifies the responsible parties for implementing those strategies.

## **Funding and Financial Resources**

Having the Neighborhood Action Plan does not guarantee the funding. The Vancouver City Council does appropriate grant funding annually to help implement action steps. In addition, your neighborhood may be eligible for many private, federal and state funding programs

# Neighborhood Profile

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Landover/Sharmel is a neighborhood bounded by NE 28<sup>th</sup> Street to the north, NE 18<sup>th</sup> Street to the south, NE 112<sup>th</sup> Avenue to the west and NE 138<sup>th</sup> Avenue to the east. Landover/Sharmel is one the smallest neighborhood associations at approximately 0.65 square mile.

Ours is a varied neighborhood that recently consisted largely of individually-designed single-family homes on large lots with matures trees, a few apartment complexes, and one mobile home park. However, the current zoning map shows that about half of our neighborhood is zoned for R-18 and above. At this time, almost all of the undeveloped land is either under construction or in the planning process. It seems apparent that in the next few years there will be many more residents living in R-18 and above zones than living in the original R1-10 zones. Unfortunately, no buffer areas between disparate housing zones are required or even encouraged, created some frustration between long time residents and developers.

Mission Hills, a large apartment complex of about 600 units, has been partially built. It fronts on NE 18<sup>th</sup> Street and has caused concerns about traffic. Also, a large number of matures trees area continuing to be cut to make room for buildings, thus reducing the already-compromised tree canopy ratio in our neighborhood and the City as a whole.

The Vancouver Housing Authority is planning a mixed income residential complex of apartments and condominiums to the north of Mission Hills between NE 18<sup>th</sup> and NE 28<sup>th</sup> Streets on nine acres.

Along with profound building activity of apartments and other housing complexes, businesses are growing in our neighborhood. The oldest business in our neighborhood is Brown Seed Company. It is located at 12101 NE 28<sup>th</sup> Street. This family-run business is housed in the old Burton Elementary School and gymnasium. The company sells conifer tree seeds to the forest industry, which are marketed worldwide. Seeds are obtained by collecting seed cones, extracting the seeds, cleaning and drying them. There has been speculation that the company will eventually relocate, leaving its property for other development.

Another long term business in our neighborhood is the Landover Athletic Club located at 13400 NE 20<sup>th</sup> Street has recently closed. Cascade Greenhouse located at 2201 NE 112<sup>th</sup> Avenue is scheduled for closing. The land is slated for more housing development. Our one gas station, Chevron Gas and Foodmart, is located at the corner of NE 138<sup>th</sup> Avenue and NE 28<sup>th</sup> Street.

Although not in Landover/Sharmel, Joe's Farms leases several acres just north of NE 18<sup>th</sup> Street, maintaining a vestige of rural landscape that flavors our neighborhood.

The main business area, known as Four Seasons, is located at the corner of NE 112<sup>th</sup> Avenue and NE 28<sup>th</sup> Street. The anchor store is Safeway. Other businesses are springing up in that complex including a coffee shop, day spa, liquor store, credit union, and so on. Additional buildings are under construction or in the planning stages.

Another part of the Four Seasons development is the Bridgewood Retirement and Assisted Living Community at 11700 NE Angelo Drive. It is a large complex with 124 apartments, and offers several up-scale amenities.

The Evergreen District offices are located within our neighborhood at NE 28<sup>th</sup> Street near NE 135<sup>th</sup> Avenue. It is the site of our neighborhood association's fall through spring quarterly meetings.

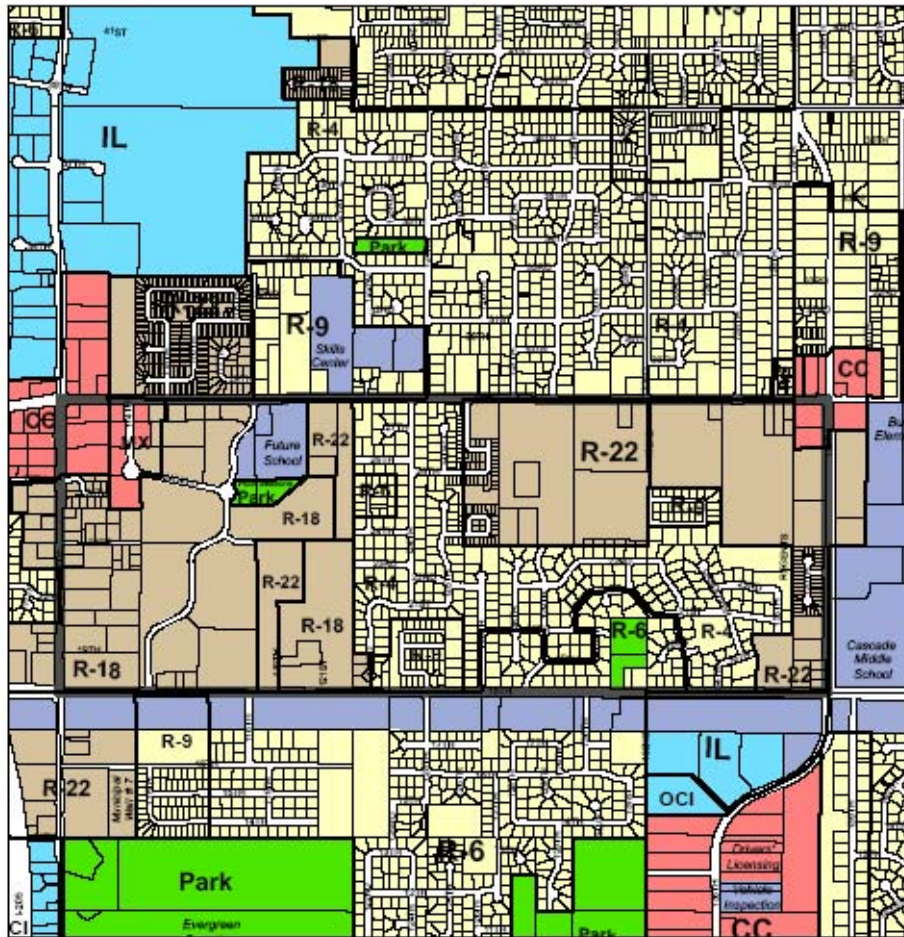
Construction of a new elementary school and park adjacent to the Four Season development is planned for fall 2007. Currently our elementary school children attend schools that are outside our neighborhood boundaries. Our older children attend Cascade Middle School and Evergreen High School to the east, across NE 138<sup>th</sup> Avenue, and also some are enrolled at the Clark County Vocational Still Center across NE 28<sup>th</sup> Street. Many of our students walk to these schools.

Through the efforts of the neighborhood association, in 2002 the City purchased a four-acre park area at the end of NE 20<sup>th</sup> Street and bounded by NE 18<sup>th</sup> Street. Despite its undeveloped condition, the neighborhood association uses it for its annual summer picnic. The neighborhood association is continuing its efforts to get it developed.

The streets surrounding our neighborhood have had significant improvements. In 2005, the widening of NE 28<sup>th</sup> Street between NE 112<sup>th</sup> and NE 138<sup>th</sup> Avenues was completed. In 2006, improvements on NE 18<sup>th</sup> Street began at the intersection of NE 138<sup>th</sup> Avenue. Plans are to widen NE 18<sup>th</sup> Street to four lanes plus a turn lane between NE 112 and NE 138<sup>th</sup> Avenues. There will be limited access from our neighborhood streets as well as a sound wall and sidewalks.

The neighborhood's close location to shopping areas and easy access to I-205 and Portland International Airport are decided pluses. Although there continues to be many changes in our neighborhood, the majority of homeowners show pride in the upkeep, and improvement of their homes.

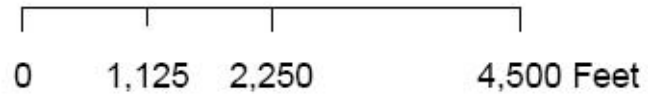
# Neighborhood Zoning/Comp Map



## Legend

- Urban Low Residential
- Urban Medium Residential
- Community Commercial
- Light Industrial
- Public Facility
- Open Space
- BPA

## Landover-Sharmel





# Vision Statement

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*The residents of Landover/Sharmel wish to maintain the quality of our neighborhood as a comfortable, secure, stable, and primarily residential community. Our vision is to ensure that all growth that occurs in our neighborhood does so in a fashion as to preserve these qualities.*

*It is also our vision to have the Landover/Sharmel neighborhood be a place where neighbors are concerned about one another and are working together to preserve and maintain our neighborhood. We wish to nurture this concern through communication, cooperation and participation.*

*In our brief history we have fought aggressively to maintain the quality of life in our neighborhood. Our birth as a neighborhood association occurred as a result of a zoning dispute. Thus, our vision must include a continued vigilance to ensure that Landover/Sharmel continues to be a place we wish to live.*

*It is also our vision for Landover/Sharmel to have parks within safe and easy walking distance for all residents. 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.*

# 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>BC</b>	<b>Business Community</b>
<b>CITY</b>	<b>All Responsible City Departments</b>
<b>CS</b>	<b>Community Services</b>
<b>CMS</b>	<b>Community Mediation Services</b>
<b>CPU</b>	<b>Clark Public Utilities</b>
<b>CTRAN</b>	<b>CTRAN</b>
<b>DRS</b>	<b>Development Review Services</b>
<b>DVP</b>	<b>Developers</b>
<b>FOT</b>	<b>Friends of Trees</b>
<b>LSNA</b>	<b>Landover/Sharmel Neighborhood Association</b>
<b>OTH</b>	<b>Other organizations</b>
<b>OWN</b>	<b>Neighborhood Property Owners</b>
<b>PMG</b>	<b>Property Management Groups</b>
<b>PS</b>	<b>Postal Services</b>
<b>VCE</b>	<b>Vancouver Code Enforcement</b>
<b>VCP</b>	<b>Vancouver Community Planning</b>
<b>V-CPRD</b>	<b>Vancouver-Clark Parks and Recreation Department</b>
<b>VFD</b>	<b>Vancouver Fire Department</b>
<b>VON</b>	<b>Vancouver Office of Neighborhoods</b>
<b>VPD</b>	<b>Vancouver Police Department</b>
<b>VPW</b>	<b>Vancouver Public Works</b>
<b>VSWS</b>	<b>Vancouver Solid Waster Services</b>
<b>VTS</b>	<b>Vancouver Transportation Services t</b>
<b>VUF</b>	<b>Vancouver Urban Forestry</b>

## **I. GENERAL**

### **Objective #1**

**Identify, organize and utilize the abilities and energy of the residents within the neighborhood.**

The residents of Landover-Sharmel recognize that the City alone cannot address all of the concerns that exist within the neighborhood. The residents of the neighborhood itself must address some issues. One strategy that we have used successfully is capitalizing on the willingness of some neighbors to volunteer their individual resources such as time, talent, and energy. These individual resources have helped greatly in improving the livability of our neighborhood.

<b><u>Action Steps</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"><li>• Conduct an assessment of the community assets within the neighborhood. Publish and distribute the results of the assessment and establish strategies for organizing individuals.</li><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>	Medium	LSNA, VON
	Medium	LSNA, VUF

## II. NOISE AND OTHER NUISANCES

### **Objective #1**

**Keep the neighborhood quiet and harmonious.**

Landover/Sharmel neighbors wish to provide a harmonious environment to ensure peaceful coexistence among all residents.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
◆ We urge neighbors via newsletter and neighborhood meetings to use common sense and consideration in the use of all noise producing equipment.	High/Med	LSNA
◆ We urge common courtesy in the use of stereos and other electronics in compliance with city regulations.	High/Med	LSNA, VPD
◆ Neighbors should demonstrate respect and consideration in controlling pet noise and cleaning up after their pets at all times. City and county leash laws must be complied with at all times.	High/Med	LSNA, VPD, Animal Control
◆ Discussion with neighbors in violation and the City's Community Mediation or Animal Control will be involved as necessary.	High/Med	LSNA, CMS
• Encourage neighbors with disputes regarding property-line trees to work together to find a solution that preserves the tree and tree's health while alleviating any neighbor concerns. Encourage the participation of a qualified consulting arborist in this process.	Medium	LSNA

**III. LAND USE**

**Objective #1**

**Closely monitor new development and its impact of our neighborhood by a committee to track all new permits and attend all pre-application conferences.**

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Invite development interests to attend neighborhood association meetings to present their projects.</li> <li>• Collectively, as an association, study and take positions on citywide zoning classifications and specific land parcel decisions by applying for a comprehensive plan/zoning change during the annual comprehensive plan review.</li> <li>• Support other neighborhood associations in land use disputes.</li> <li>• Discourage the changing of residential zoning to accommodate commercial uses.</li> </ul>	High	LSNA, DRS, DVP
	High	LSNA, VCP
	High	LSNA, VON
	High	LSNA, VCP

**III. LAND USE**

**Objective #2**

**Ensure that new development will comply with concurrency regulations, specifically traffic and infrastructure.**

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Track new concurrency regulations.</li> <li>• Commission traffic studies to monitor problem areas.</li> <li>• Encourage neighbors to attend city council and planning commission meetings to ensure the spirit of the comprehensive plan is met and supports the Growth Management Act.</li> <li>• Request the City to inform our neighborhood association of pending decisions that will affect our neighborhood and adjacent neighborhoods.</li> <li>• Ensure that all new development meets or exceeds the minimum tree density requirement under the Tree Conservation Ordinance and that all trees planted as mitigation survive through the establishment period.</li> </ul>	High	LSNA, VTS LSNA, VTS LSNA, CP, VON
	Med/High	
	High	
	High	LSNA, DRS, VCP, VPW, VTS, and all city departments
Medium	LSNA, DRS, VUF	

**IV. PUBLIC SAFETY**

**Objective #1**

**Increase safety awareness amongst the residents.**

It is the desire of our residents to have a safe and secure neighborhood in with to live, play and raise families. The following are objectives to maintain a high degree of public safety in our neighborhood.

<b><u>Action Steps</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Invite our Community Specialist Officer to speak at a neighborhood association at least once a year, (spring).</li> </ul>	Med/Low	LSNA, VPD
<ul style="list-style-type: none"> <li>• Invite our local Fire Station crew to speak at a neighborhood association meeting at least once a year, (fall).</li> </ul>	Med/Low	LSNA, VFD
<ul style="list-style-type: none"> <li>• Encourage neighbors to look out for each other and report suspicious activity to the police and to each other. Call 911.</li> </ul>	High	LSNA

**Objective #2**

**Maintain adequate safety and security of our streets.**

<b><u>Action Steps</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Encourage residents to report streetlights that are out to the City and report the need of additional streetlights to the association.</li> </ul>	Medium	LSNA, VPW
<ul style="list-style-type: none"> <li>• Encourage neighbors to trim shrubbery and trees to maintain a high degree of visibility for traffic and pedestrian safety.</li> </ul>	High	LSNA, VUF, OWN
<ul style="list-style-type: none"> <li>• Work with the City to see that traffic signs are installed and maintained.</li> </ul>	Medium	LSNA, VPW, VTS
<ul style="list-style-type: none"> <li>• Encourage the residents to have a good relationship with our community police patrol officers and to get to know them.</li> </ul>	Medium	LSNA, VPD
<ul style="list-style-type: none"> <li>• Ensure safe walking conditions on NE 18<sup>th</sup> Street pending permanent improvements</li> </ul>	High	VTS, VPD

<b>IV. PUBLIC SAFETY</b>		
<b><u>Objective #3</u></b>		
<b>Promote crime prevention</b>		
<b><u>Action Steps:</u></b>		
	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
• Encourage residents to report all crimes to insure that crime statistics reflect problems that exist.	High	LSNA
• Inform neighbors immediately of crimes that have taken place.	High	LSNA, VPD
• Report graffiti to the Vancouver police department. Increase the awareness of graffiti removal products available through the city to property owners.	High	LSNA, VON, VPD
• Encourage landlords/managers to learn more about screening for and removing problem tenants.	Medium	LSNA, OWN, PMG

<b>IV. PUBLIC SAFETY</b>		
<b><u>Objective #4</u></b>		
<b>Promote the safety and security of children</b>		
<b><u>Action Steps:</u></b>		
	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
• Establish a neighborhood park for a safe and a secure place for children to play off the streets.	High	LSNA, V-CRPD

**V. OPEN SPACE AND RECREATION**

**Objective #1**

**Develop safe and well-maintained parks, open spaces and public areas**

A future mixed use (mostly apartments) development in the western portion of the neighborhood will contain a three-acre parcel for park development. This will be an asset but is under-sized to serve even that portion of the neighborhood. The bulk of vacant lands within the neighborhood boundaries are zoned for high-density housing. Substantially more land for open space is needed particularly in the central and eastern portions of the neighborhood. The neighborhood recognizes open space as vital to developing good neighbor relationships and a healthy community.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Continue to Identify residents to work with Vancouver City Parks Dept., parks commission, Office of Neighborhoods and city planning staff, in establishing policy that provides proper amounts of existing open spaces be retained during future development.</li> </ul>	High	LSNA, V-CRPD, VON, DRS
<ul style="list-style-type: none"> <li>• Work with the City to see that our need for parks and open space is recognized and included in the six-year capital facilities plan and each yearly budget.</li> </ul>	High	LSNA, V-CRPD
<ul style="list-style-type: none"> <li>• Work with the City to identify a timeline and develop our designated park (Caldwell) for multi-generational use, including a path, play equipment, space for community gathering, open space and fitness areas.</li> </ul>	High	LSNA, V-CRPD
<ul style="list-style-type: none"> <li>• Include Mayor, City Council and Parks Department at our picnics.</li> </ul>	Medium	LSNA, V-CRPD



**V. OPEN SPACE AND RECREATION**

**Objective #2**

**Assure access to public open spaces.**

Residents are concerned that the neighborhood streets do not have sidewalks. Larger collector and arterial areas should also have pedestrian walkways to assure safe access to public open spaces.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Due to the lack of sidewalks, establish safe pedestrian and bike pathways to public open spaces.</li> <li>• Ensure clear visual sight lines at intersections</li> </ul>	Low/Med	VTS, VPW, DRS
	Med/High	VTS

**V. OPEN SPACE AND RECREATION**

**Objective #3**

**Maintain open spaces and parks as areas for neighborhood family use**

<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 see open areas are maintained to exclude crime and graffiti.</li> </ul>	Med	LSNA, V-CPRD, VPD
<ul style="list-style-type: none"> <li>• Develop a neighborhood plan to use open space for picnics, meetings and other social gatherings</li> </ul>	High	LSNA
<ul style="list-style-type: none"> <li>• Organize volunteer “watchers” of public spaces to identify problems.</li> </ul>	Low	LSNA, V-CPRD

**V. OPEN SPACE AND RECREATION**

**Objective #4**

**All residents will have a park within safe and easy walking distance of their home**

Families of LSNA should be able to safely walk to an open space for relaxation and recreation

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Explore ways of securing additional funding through grants, corporate contributions and neighborhood fund raising combined with city money, to develop parks and open spaces.</li> <li>• Pursue the dedication of land for parks from future developers.</li> </ul>	Med	LSNA, V-CPRD
	High	LSNA, V-CPRD, DRS

**VI. HOUSING**

**Objective #1**

**Maintain quality housing compatible with the existing character of the neighborhood**

<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 owners of undeveloped land to build homes compatible to the existing homes in the area. Enthusiastically discourage any future placement of offsite built homes.</li> <li>• Make an effort to establish dialogue with developers early in the process.</li> <li>• Encourage the City to establish infill design guideline to keep future development compatible with neighborhood character.</li> </ul>	High	LSNA, DRS, DVP. OWN
	High/Med	LSNA, DRS, DVP
	High	LSNA, DRS, VCP

**VI. HOUSING**

**Objective #2**

**Minimize the adverse impact of new multi-family development within the neighborhood**

New multi-family development in the Landover/Sharmel neighborhood is subject to the city’s existing design review process (i.e. Project review: see VMC Chapter 20.61). In general, the Landover/Sharmel Neighborhood Association encourages any new multi-family structures to be appropriately sited, of appropriate scale and architectural style, and situated so as to provide adequate land-landscaping and open space. Individual developments should be designed and well integrated into the surrounding neighborhood. As a general policy, residents of the neighborhood prefer owner-occupied forms of multi-family housing (e.g. Townhouses and condominiums) rather than conventional apartment complexes.)

**Action Steps:**

- 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, usable and well maintained.
- On those sites where multi-family housing is being proposed, encourage and support the development of attractive townhouses as an alternative to conventional complexes.
- Encourage existing and future multi-family and high-density development complexes to maintain their units in a manner consistent with the existing neighborhood.

**Priority**

High  
  
High  
  
High

**Responsible Parties**

LSNA, DRS, VCP  
  
LSNA, DRS, VCP  
  
LSNA, VCE. OWN

**VI. HOUSING**

**Objective #3**

**Promote neighborhood stability**

<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 home ownership within the neighborhood.</li> <li>• Encourage responsibility and pride in their neighborhood by homeowners, landlords and tenants in maintaining properties, both landscaping and structures.</li> <li>• Encourage participation in the Landover/Sharmel Neighborhood Association by attending meetings, participating in the decision-making and social opportunities, as they become available.</li> </ul>	Medium	LSNA, VHA
	High	LSNA
	High	LSNA, VON

**VII. TRAFFIC**

**Objective #1**

**Reduce cut through traffic**

Landover/Sharmel neighborhood has a proven track record of fighting to keep neighborhood traffic to a minimum. We desire to have safe streets for walking and bicycle riding, which are enjoyed activities. With limited through traffic patterns, most traffic is local and neighborhood monitored. Cut through traffic is disruptive and dangerous.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Closely monitor new development and its impact on our neighborhood by tracking all new permits for impact on traffic cut through patterns.</li> <li>• Reduce cut through traffic using 124<sup>th</sup> Avenue in particular.</li> <li>• Attend pre-application conferences and work with city planning to ensure that future development does not impact the livability of the existing neighborhood.</li> <li>• Work with the city and developer to mitigate effects of spillover traffics through traffic calming, sidewalk, or other improvements.</li> </ul>	High	LSNA, DRS, VTS
	High	LSNA, DRS
	High	LSNA, DRS, DVP
	High	LSNA, DRS, DVP

<b>VII. TRAFFIC</b>		
<b>Objective #2</b>		
<b>Discourage speeding in the neighborhood</b>		
While most speeding is associated with cut-through traffic, a large percentage can be attributed to vehicles driven by neighborhood residents themselves.		
<b>Action Steps:</b>	<b>Priority</b>	<b>Responsible Parties</b>
<ul style="list-style-type: none"> <li>• Work with Vancouver police departments to enforce speed limit regulations in our neighborhood.</li> <li>• Identify arterials roads, if any, with overly high posted speed limits</li> <li>• Establish a neighborhood-based program to educate residents about the importance of speed limits and the danger of uncontrollable intersections in our neighborhood.</li> <li>• Monitor Four Seasons Drive or other locations using City speed watch trailer.</li> <li>• Plant street trees as a traffic-calming technique. Street trees narrow a driver's field of vision and reducing traffic speed.</li> </ul>	High	LSNA, VPD
	Medium	LSNA, VTS
	Medium	LSNA, VTS
	High	LSNA, VTS
	Medium	LSNA, FOT, VUF

<b>VII. TRAFFIC</b>		
<b>Objective #3</b>		
<b>Improve pedestrian and bicyclist safety</b>		
Sidewalks do not exist within most of the neighborhood area, requiring residents to walk and/or ride bicycles in the streets. Arterial roadways are often barriers to pedestrians. Ensuring the safety of residents, especially our children, is of utmost importance.		
<b>Action Steps:</b>	<b>Priority</b>	<b>Responsible Parties</b>
<ul style="list-style-type: none"> <li>• Closely monitor new development to ensure sidewalks and bike paths are installed as appropriate.</li> <li>• Identify location for potential new or improved pedestrian crosswalks</li> <li>• Work with city and property owners to infill missing sidewalks and ADA ramps</li> </ul>	Medium	LSNA, VTS
	Medium	LSNA, VTS
	Medium	LSNA, VTS

**VIII. COMMUNITY APPEARANCE**

**Objective #1**

**Ensure neighborhoods adherence to the City’s Minimum Property Maintenance ordinance**

The Landover/Sharmel Neighborhood recognizes that excessive solid waste and poor property maintenance in the neighborhood affects our pride in where we live. Unsightly properties in the vicinity of our homes can drive down the value of properties with buyers that are not willing to pay to price for a house due to a neighbor who has property filled with junk

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Publish an explanation of Vancouver’s Minimum Property Maintenance Ordinance in our neighborhood newsletter.</li> </ul>	High	LSNA, VON, VCE
<ul style="list-style-type: none"> <li>• Talk to neighbors who are in violation of this code, using the City’s mediation service if needed.</li> </ul>	Medium	LSNA, CMS
<ul style="list-style-type: none"> <li>• Work with residents to minimize long term storage of RV’s, boats, and non-working cars in on public streets</li> </ul>	Medium	LSNA, VCE

**VIII. COMMUNITY APPEARANCE**

**Objective #2**

**Ensure neighborhood participation in the Neighborhood’s Annual Cleanup**

By taking advantage of the City’s program, neighbors can get rid of unwanted clutter in and around their homes and improve the overall appearance of the neighborhood.

<b><u>Action Steps:</u></b>	<b><u>Priority</u></b>	<b><u>Responsible Parties</u></b>
<ul style="list-style-type: none"> <li>• Ensure the City’s dumpster and chipper is reserved for annual use.</li> </ul>	High	LSNA
<ul style="list-style-type: none"> <li>• Publish the date of the cleanup program in the neighborhood newsletter.</li> </ul>	High	LSNA
<ul style="list-style-type: none"> <li>• Talk about the Cleanup at neighborhood meetings.</li> </ul>	High	LSNA
<ul style="list-style-type: none"> <li>• Organize people with trucks to help move things for neighbors in need.</li> </ul>	High	LSNA
<ul style="list-style-type: none"> <li>• Leading up to Chipper Day, promote proper tree pruning, specifically encouraging residents not to top their trees, to improve tree health and appearance.</li> </ul>	Medium	LSNA, VUF

**VIII. COMMUNITY APPEARANCE**

**Objective #3**

**Ensure neighborhood participation in the City’s annual spring yard debris removal and fall leaf disposal**

Neighbors will be more willing to trim their trees and get rid of unwanted overgrowth on their property if a way to dispose of the debris is available. This will give the neighborhood a neat and cared-for appearance. By taking advantage of the free disposal coupons, neighbors can be encouraged to prepare their yards for winter.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
• Publish and distribute newsletter with yard debris and leaf coupons.	High	LSNA, VPW
• Encourage homeowners to keep storm drains and sidewalks clear of leaves and other debris.	High	LSNA, OWN

**VIII. COMMUNITY APPEARANCE**

**Objective #4**

**Remove all graffiti and unpermitted signs in the neighborhood as soon as it happens**

Graffiti and unpermitted signage is vandalism and robs us of the pride we have in our neighborhood. Landover/Sharmel recognizes graffiti and tagging promotes gang activity and increased crime. Our neighborhood will not tolerate tagging as a territory of a gang. We take a personal affront to any such attempt and will report and remove all graffiti immediately.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
• Report graffiti to the police immediately.	High	LSNA, OWN, VPD
• Report any possible gang activity immediately to the gang task force.	High	LSNA, OWN
• When a spray painter is seen, avoid contact and call the police with a description. If the damage is severe the neighborhood may choose to prosecute.	High	LSNA, OWN, VPD
• Document graffiti before it is removed.	High	LSNA, OWN
• When possible paint over graffiti. Removal solution can be obtained from the Vancouver Office of Neighborhoods	High	LSNA

**IX. NEIGHBORHOOD IMPROVEMENT AND DEVELOPMENT**

**Objective #1**

**The association wishes to pursue the further development and enhancement of our neighborhood. Road improvements, green space development and the creation of enjoyable community spaces and events can all improve the livability and quality of life in Landover/Sharmel.**

The association hopes to continue to explore further development and improvement possibilities through the acquisition of available government and local grants as well as fundraising 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>• Promote semi-annual or annual Neighborhood wide garage sales.</li> </ul>	Low	LSNA
<ul style="list-style-type: none"> <li>• Encourage participation in the annual picnic.</li> </ul>	Low	LSNA
<ul style="list-style-type: none"> <li>• Develop a strategy for encouraging inactive or disinterested neighbors to become more involved in the development and improvement of the neighborhood.</li> </ul>	Medium	LSNA
<ul style="list-style-type: none"> <li>• Organize community-based volunteer tree plantings in the neighborhood. New trees will beautify the neighborhood and provide other environmental, social, and economic benefits. The tree planting itself will be a community-building activity that brings neighbors together in an effort to improve the neighborhood.</li> </ul>	Low	LSNA, FOT, VUF
<ul style="list-style-type: none"> <li>• Include information about the benefits, appropriate care, and city code requirements for trees in the neighborhood newsletter. Invite the City Urban Forester to give presentations.</li> </ul>	Low	LSNA, FOT, VUF