



NORTHFIELD Neighborhood

Neighborhood Action Plan

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Northfield Neighborhood Action Planning Committee

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Table of Contents

INTRODUCTION	1
.....	
THE NEIGHBORHOOD ACTION PLANNING PROCESS	2
.....	
NEIGHBORHOOD PROFILE	4
.....	
NEIGHBORHOOD ZONING/COMP MAP	5
.....	
VISION STATEMENT	6
.....	
OBJECTIVES AND ACTION STEPS	7
.....	
I. NEIGHBORHOOD SAFETY & EMERGENCY PREPAREDNESS	8
.....	
II. STREET LIGHTING & OTHER AMENITIES	9
.....	
III. TRAFFIC SAFETY	10
.....	
IV. BUILDING A SENSE OF COMMUNITY	11
.....	

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 City's Plans

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.

The City's comprehensive plan was adopted in 1994 and updated in 2004 and again in 2011. The Plan recognizes that "Vancouver is a city of neighborhoods." It also references the Neighborhood Action Plans as a vehicle for "identifying issues of local concern such as public safety, traffic, housing and land use and recommending solutions." The Plan outlines that while NAPs are "not formally adopted as part of the Plan, they are consistent with the plan's direction and are submitted for review and acceptance by the Vancouver City Council."

The purpose of the Northfield Neighborhood Action Plan is to integrate neighborhood needs into the City's budget process, Six-Year Transportation Improvement Program, Neighborhood Traffic Calming Program through the NTSA, 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 Northfield Neighborhood Association with assistance from the City of Vancouver Office of Neighborhoods has developed this plan. The actual preparation of this plan is being coordinated by the Neighborhood Action Planning Committee, whose members were appointed by the Neighborhood Association to represent the

interests of the neighborhood as a whole.

A survey was taken and a draft version of this Action Plan was made available to each household in Northfield 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 Northfield Neighborhood Association according to their specific by-laws. After neighborhood approval the Plan will be forwarded to City Council for consideration and acceptance by resolution.

It is intended that city agencies will utilize the action plans as input in developing more specific work programs and helping to establish citywide funding priorities. It is recognized that many of the recommendations contained in the action plans are only conceptual 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 funding annually via the Neighborhood Traffic Calming Program and the Vancouver Watersheds Alliance program to help implement action steps. In addition, your neighborhood may be eligible for many private, federal and state funding programs.

Neighborhood Profile

The Northfield community was established as part of Fisher's Landing, with construction beginning in the late 1990s. All 215 homes are owner-occupied. Of that number, 98 are duplex condominiums and 117 are single-family houses. The area is fully built up, with no vacant lots. There are no rentals or other commercial properties within Northfield.

The resident owners of Northfield Neighborhood range from young families to retirees, with a homogeneous blend of ethnicities and economic levels.

Northfield is a quiet, friendly community served by Columbia Valley Elementary School, Shahala Middle School, and Evergreen High School. Shopping and restaurants are plentiful within walking distance, as are doctors, veterinarians, and other professional services. Portland Airport is conveniently near, with C-Tran bus service providing easy access to Portland to the rest of Clark County. Outdoor enthusiasts can fish, bike, windsurf, boat, hike, or just enjoy the magnificent scenery featuring two mountains and the Columbia River.

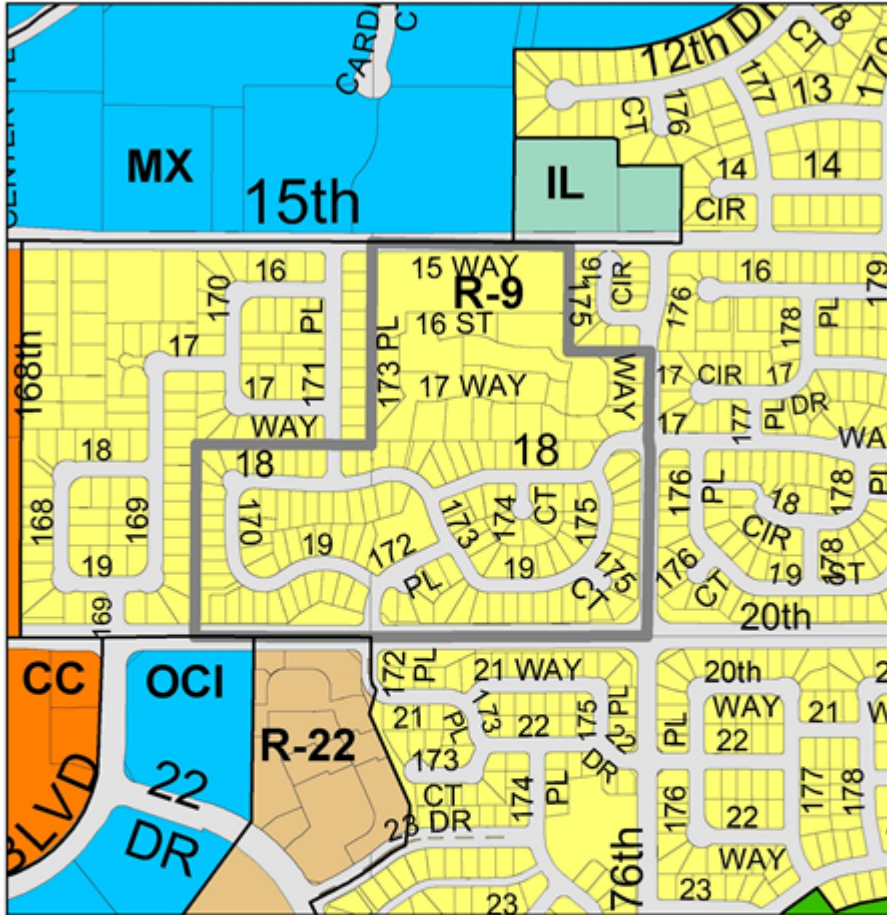
The Northfield Condominium Owners Association governs the condominiums through CC&Rs and other regulations. The Northfield Community Association governs through CC&Rs and other regulations as an umbrella over the houses and, where governance is not separately set aside, the condominiums. The Northfield Neighborhood Association has no governing duties, but provides a venue for working with the City of Vancouver on issues affecting the quality of life of its residents as well as a means of addressing concerns beyond the boundaries of Northfield.

Northfield Park, a lovely green oasis surrounded by houses, is owned by the Northfield Community Association and includes playground equipment upgraded for safety. A pathway meanders from the park through the condominiums and exits at SE 15th Street halfway between SE 171st Place and SE 176th Avenue.

Formerly part of Fisher's Landing East Neighborhood Association, the Northfield community split off and its residents voted to form Northfield Neighborhood Association on September 14, 2005. On October 17, 2005, the City of Vancouver recognized Northfield as the 62nd official neighborhood association within the city limits.

The boundaries of Northfield are SE 15th Street on the north, SE 20th Street on the south, SE 176th Avenue on the east (except for the area cut off by SE 16th Circle), and SE 170th Avenue on the west between SE 18th Street and SE 19th Street.

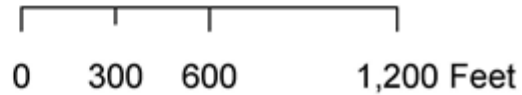
Neighborhood Zoning/Comp Map



Legend

- Urban Lower Residential
- Urban Higher Residential
- Commercial & Mixed Use
- Industrial
- Public Facility
- Open Space

Northfield



Vision Statement

As residents of Northfield Neighborhood, we see ourselves as a family-oriented community dedicated to preserve and enhance our quality of life. The maintenance of our homes, yards, and common areas, reflective of our pride of ownership and sensitivity to residential property values, will continue to be a high priority for us.

Our vision for the future includes our on-going commitment to keeping our homes, streets, park, and sidewalks safe through engaging residents in community programs, personal vigilance, and emergency preparedness education.

The Northfield Neighborhood Association will continue to nurture its healthy relationship with the City of Vancouver and will strive to work with and through them to preserve and improve the resources of our immediate neighborhood, as well as those of the larger Fisher's Landing community.

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:

BC	Business Community
CITY	All Responsible City Departments
CS	Community Services
CMS	Community Mediation Services
CPU	Clark Public Utilities
CTRAN	CTRAN
DRS	Development Review Services
DVP	Developers
FOT	Friends of Trees
LRPD	Long Range Planning Department
OTH	Other organizations
OWN	Neighborhood Property Owners
PMG	Property Management Groups
PS	Postal Services
UFC	Urban Forestry Commission
VCE	Vancouver Code Enforcement
V-CPRD	Vancouver-Clark Parks and Recreation Department
VFD	Vancouver Fire Department
VM	Vancouver Mall Shopping Center
VON	Vancouver Office of Neighborhoods
VPD	Vancouver Police Department
VPW	Vancouver Public Works
VSWS	Vancouver Solid Waste Services

I. NEIGHBORHOOD SAFETY & EMERGENCY PREPAREDNESS

Objective: To encourage residents through education to take charge of their own emergency preparedness and work with others in the community to do so.

<u>Action Steps</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Provide annual Emergency Preparedness Forums 	High	NNA, VFD, VPD
<ul style="list-style-type: none"> • Encourage residents to take CERT training 	High	NNA, VFD
<ul style="list-style-type: none"> • Organize neighborhood CERT team 	Medium	NNA, VFD
<ul style="list-style-type: none"> • Regular newsletter articles focused on how to prepare for emergencies 	High	NNA, NFCA, NCA
<ul style="list-style-type: none"> • Prepare neighborhood disaster response plan 	Medium	NNA, VFD, VPD
<ul style="list-style-type: none"> • Implement Map Your Neighborhood 	High	NNA, VON
<ul style="list-style-type: none"> • Offer education on radon causes & mitigation 	Medium	NNA, OTH
<ul style="list-style-type: none"> • Encourage residents to get acquainted with their nearest neighbors and exchange information with them. 	High	NNA, VON, VPD

II. STREET LIGHTING & OTHER AMENITIES

Objective: To provide improvements that promote health and safety.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Provide benches for walkers • Improve lighting along walkways • Identify tree trimming required to ensure street lights are effective and street signs are visible. 	High	NNA, NFCA, NCA
	Medium	NNA, NFCA, NCA
	High	NNA, NFCA, NCA, VUF

III. TRAFFIC SAFETY

Objective #1: To educate and engage residents in safe driving practices

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Reserve Speed Monitor Awareness Radar Trailer (SMART) for monitoring of neighborhood traffic speeds 	High	NNA, NFCA, NCA, VPW, OTH
<ul style="list-style-type: none"> Apply for grant with Neighborhood Traffic Safety Alliance (NTSA) for other flashing speed signs. 	High	NNA, VPW, OTH
<ul style="list-style-type: none"> Preserve and plant street trees as a traffic-calming technique. Street trees narrow a driver's field of vision and reduce traffic speed. 	Low	VUF, VPW, FOT

Objective #2: To provide pedestrian safety on SE 15th Street & SE 20th Street

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Provide crosswalk at intersection of SE 20th Street & SE 172nd Avenue 	High	NNA, NFCA, VPW
<ul style="list-style-type: none"> Provide crosswalk or stop signs on SE 15th Street at intersection with SE 176th Avenue 	High	NNA, NFCA, VPW

IV. BUILDING A SENSE OF COMMUNITY

Objective: To bring Northfield residents closer together as neighbors

<u>Action Steps</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Spotlight individuals or households in Northfield Neighborhood Association Newsletters 	Medium	NNA, VON
<ul style="list-style-type: none"> • Nominate house and condo residents for Vancouver Sparkles Awards 	Medium	NNA, VON
<ul style="list-style-type: none"> • Provide educational opportunities like tree trimming, gardening, etc. 	Medium	NNA, VUF
<ul style="list-style-type: none"> • Provide new residents with an informational packet about Northfield Neighborhood 	High	NNA, NFCA, NCA
<ul style="list-style-type: none"> • Encourage residents to participate and volunteer with the Friends of Trees community tree planting event each year 	Low	NNA, VUF, FOT