



North Garrison Heights Neighborhood



NEIGHBORHOOD ACTION PLAN

City of

VANCOUVER

WASHINGTON

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North Garrison Heights Neighborhood Action Planning Update Committee

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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 North Garrison Heights 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 North Garrison Heights Neighborhood Association with assistance from the City of Vancouver Department of Community 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 will be forwarded to the Planning Commission for their consideration. The City Council will endorse 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.



Funding and Financial Resources

Having the Neighborhood Action Plan does not guarantee the funding. The Vancouver City Council does appropriate \$100,000 per year via Neighborhood Action Planning Grant to help implement action steps. In addition, your neighborhood may be eligible for many private, federal and state funding programs.

McLoughlin Heights, which encompasses the present day North Garrison Heights, was one of these six "cities". Two thousand war apartment units and 5,386 row house units were built in McLoughlin Heights. After the war, these homes were condemned and reconstruction began. Because of the immediate need for housing, David Douglas Park was turned into a trailer park called Trailer Terrace.

Businesses came in and expanded the commercial area of the neighborhood. Southwest Washington Medical Center (SWMC) has also experienced much growth. North Garrison Heights Neighborhood Association was formed in 1986. In 1993, the western portion of the association was annexed into the City and the existing association was expanded to include the annexed portion.

North Garrison Heights Neighborhood Characteristics

Today, North Garrison Heights is located in the southeastern quadrant of the city. The neighborhood boundaries are Garrison Road to the west, Mill Plain to the south, BPA utility lines to the north, and 92nd and 94th to the east.

The neighborhood is characterized by single-family residential development to the north and multi-family to the south. The residential zoning is mostly R1-5 and R1-7.5. Higher density residential zoning (R-12 and R--18) exist mainly along Garrison Road and 87th avenue. Public facilities are present in the southeast, while community commercial zoning is designated along Mill Plain Boulevard.

North Garrison Heights consists of primarily ranch-style, single-family homes on small lots. Most of these homes were built during the 1950's and 60's. The northern part of the neighborhood has several new developments. These developments have narrower streets, sidewalks and the houses are mostly two level. Apartment complexes and higher density housing are mainly single-level. There is little open space left in the area, and although David Douglas Park is nearby, it is a community park and home to Little League and other ball clubs. Residents of the neighborhood have determined that development of their own neighborhood park is a priority.

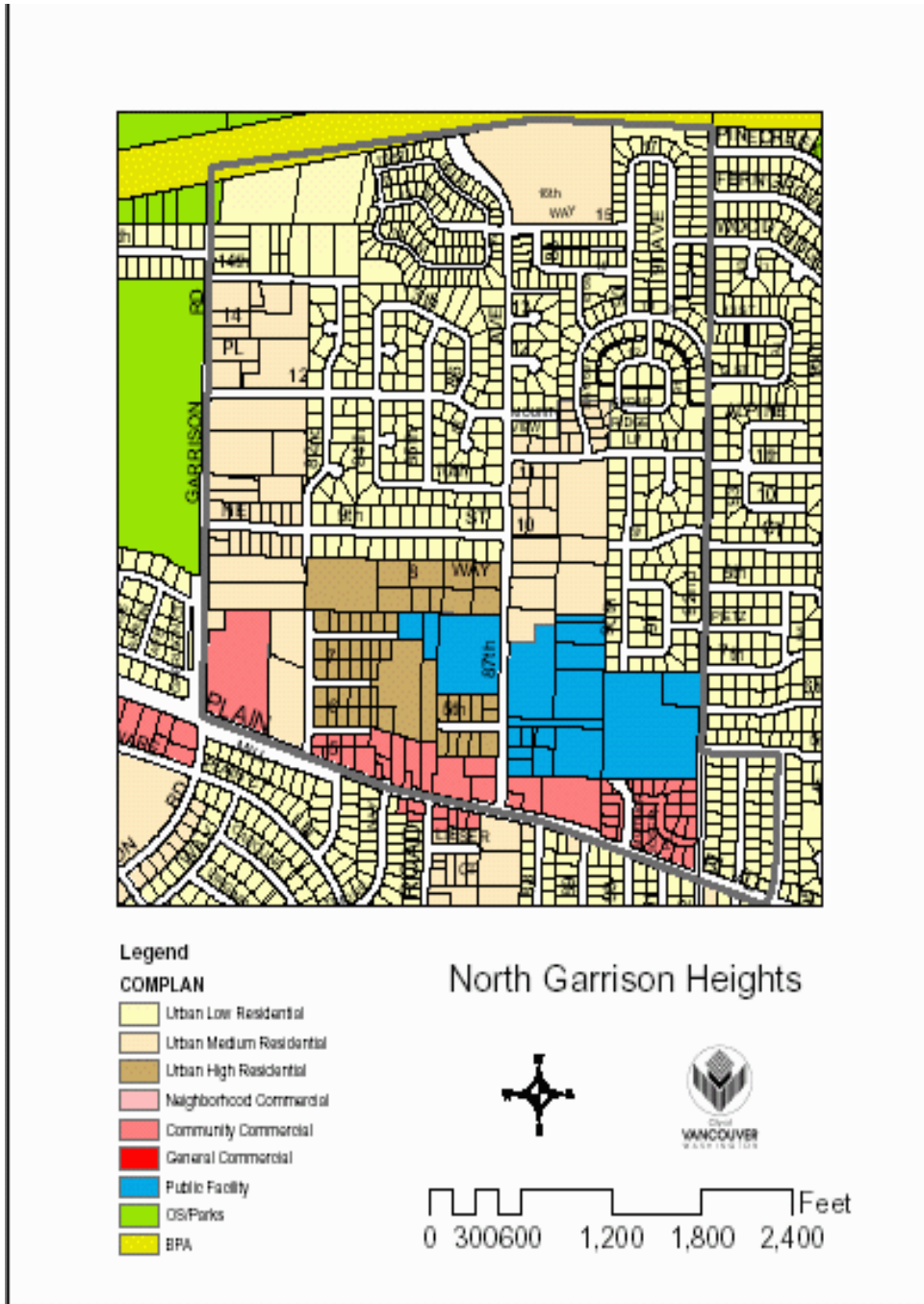
The commercial area along Mill Plain provides North Garrison Heights neighbors with convenient shopping. Nearby, the public faculties include health care offices, along with the Southwest Washington Medical Center (SWMC).

Vision Statement

We desire to preserve North Garrison Heights as a quiet neighborhood with predominantly single-family housing and local businesses; to maintain the quiet character of North Garrison Heights by promoting neighborhood unity, aesthetic appeal, security, and overall livability. North Garrison Heights is a neighborhood that will promote Crime Watch and other activities that bring neighbors into contact with each other.

We envision North Garrison Heights as a neighborhood that is pedestrian and bicycle-friendly and a good place to raise a family. North Garrison Heights is a neighborhood that values and preserves trees and open space by developing and maintaining neighborhood parks. North Garrison Heights is transportation-friendly with access to public transportation, shelters at bus stops, well-lit and congestion-free roads.

Neighborhood Zoning/Comp Map



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:

NGHNA	North Garrison Heights Neighborhood Association
PO	Property Owner
VE	Vancouver Engineering
VPD	Vancouver Police Department
VPR	Vancouver Parks and Recreation Department
VTD	Vancouver Transportation Department
VUF	Vancouver Urban Forestry

I. OPEN SPACE AND RECREATION

Objective #1

Maintain and increase tree canopy.

Because trees help retain a rural feel as well as beautify and shade the neighborhood, North Garrison Heights neighbors would like to retain as many as possible or even increase their number. The City's Tree Conservation Ordinance will help retain some of these trees in the face of development.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Identify where trees are needed on or along streets. 	Low	NGH
<ul style="list-style-type: none"> Plan a targeted three-day tree planting event. 	Low	NGH
<ul style="list-style-type: none"> Identify neighborhood resident to participate in Neighborwoods training program. 	Low	NGH, VUF
<ul style="list-style-type: none"> Investigate receiving tree and financial assistance from Urban Forestry. 	Low	NGH, VUF

Objective #2

Develop Coop Park

North Garrison Heights has acquired an undeveloped area designated as a park, known as Coop Park. Some preliminary work, including clearing of unwanted trees and vegetation has been completed. Residents would like the development of this park to be completed.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none">• Work with the City Parks and Recreation Department to identify specific goals and recommendations for development of the park.	High	VPR, NGH
<ul style="list-style-type: none">• Work with the City Parks and Recreation Department to establish a timeline for development of the park.	High	VPR, NGH
<ul style="list-style-type: none">• 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.	High	NGH

II. MOBILITY MANAGEMENT

Objective #1

Focus on specific streets in regards to: 1) road conditions; 2) traffic control devices; 3) pedestrian and bicyclist safety; and 4) bus service improvements.

Mobility is becoming increasingly difficult in and through North Garrison Heights as growth in the area brings higher speeds and more traffic. As more land in and around North Garrison Heights is developed, traffic on these roads will increase, requiring improving road conditions, new traffic control devices, additional bus shelters or benches, and a focus on pedestrian and bicyclist safety.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
Garrison Road:		
<ul style="list-style-type: none"> • Concrete barriers to prevent parking on sidewalk. 	High	NGH, VTD, VPR
<ul style="list-style-type: none"> • Improve the drainage along Garrison Road. 	Medium	NGH, VTD, VE
<ul style="list-style-type: none"> • Investigate adding crosswalks (especially at the intersections at 9th and 12th Streets). 	Medium	NGH, VTD
<ul style="list-style-type: none"> • Investigate adding traffic calming devices. 	High	NGH, VTD
<ul style="list-style-type: none"> • Continue the sidewalk along the east side of the street from Mill Plain to 14th Street. 	High	NGH, VTD
<ul style="list-style-type: none"> • Improve visibility exiting shopping center at Mill Plain and Garrison Rd. 	Low	NGH, VTD, PO
9th Street:		
<ul style="list-style-type: none"> • Investigate adding sidewalks on both sides of the street from Garrison Rd to 87th Ave. 	Medium	NGH, VTD
<ul style="list-style-type: none"> • Investigate adding traffic calming devices. 	Low	NGH, VTD
<ul style="list-style-type: none"> • Investigate adding curbs and streetlights from Garrison Rd to 87th Ave. 	Medium	NGH, VTD
12th Street:		

<ul style="list-style-type: none"> Investigate adding sidewalks to both sides of the street from Garrison Rd to 87th. 	High	NGH, VTD
<ul style="list-style-type: none"> Investigate adding traffic calming devices between Garrison Rd and 87th. 	Medium	NGH, VTD
11th Street:		
<ul style="list-style-type: none"> Investigate adding traffic calming devices between 87th and 92nd Avenues. 	High	NGH, VTD
<ul style="list-style-type: none"> Investigate adding sidewalks to both sides of the street between 87th and 92nd Avenues. 	High	NGH, VTD
<ul style="list-style-type: none"> Investigate adding bikelanes between 87th and 92nd Avenues. 	High	NGH, VTD
<ul style="list-style-type: none"> Add crosswalks and a 3-way stop at 89th Avenue and 11th Street. 	High	NGH, VTD
87th Avenue:		
<ul style="list-style-type: none"> Maintain 25 mph speed limit. 		
<ul style="list-style-type: none"> Investigate adding traffic calming devices to develop and maintain conditions not conducive to exceeding the 25 mph speed limit. 	High	NGH, VTD
<ul style="list-style-type: none"> Decrease congestion created by cross traffic between Mill Plain and 5th Street on 87th Avenue. 	High	NGH, VTD
<ul style="list-style-type: none"> Investigate installing a safe pedestrian crossing at 5th street and 87th Avenue. 	Medium	NGH, VTD
<ul style="list-style-type: none"> Investigate installing a safe pedestrian crossing at 5th street and 87th Avenue. 	Low	NGH, VTD
92nd Avenue:		
<ul style="list-style-type: none"> Investigate adding traffic calming devices (signage, etc.) between Mill Plain and NE 12th Street. 	Medium	NGH, VTD
<ul style="list-style-type: none"> Investigate replacing sidewalks along BPA right of way 		
<ul style="list-style-type: none"> Investigate adding sidewalks on both sides of the street between Mill Plain and 13th Street. 	Low	NGH, VTD
<ul style="list-style-type: none"> Investigate adding sidewalks on both sides of the street between Mill Plain and 13th Street. 	Medium	NGH, VTD
91st Avenue:		
<ul style="list-style-type: none"> Investigate adding traffic calming devices between 13th 		

and 17 th streets.		
Woodridge:	Medium	NGH, VTD
<ul style="list-style-type: none"> Investigate adding sidewalks along Woodridge from NE 92nd Ave to NE 97th Ave. 		
Cedar Ridge Loop:	High	NGH, VTD
<ul style="list-style-type: none"> Investigate adding a “No Outlet” sign near intersection of 13th and Cedar Ridge Loop. 		
15th Street:	Low	NGH, VTD
<ul style="list-style-type: none"> Investigate adding traffic calming devices between 87th Ave and 90th Ave 		
Mill Plain Blvd	High	NGH, VTD
<ul style="list-style-type: none"> Investigate adding bike lanes from I-205 to Downtown Vancouver. Investigate traffic signal improvements to reduce traffic congestion. Modify sidewalks to make them ADA compliant. 	Medium	NGH, VTD
18th Street	Medium	NGH, VTD
<ul style="list-style-type: none"> Identify a neighborhood representative to participate and give input into the planning of any proposed improvements and extensions of 18th Street to 87th Ave. 	Medium	NGH, VTD
	High	NGH, VTD

III. PUBLIC SAFETY

Objective #1

Maintain a high level of public safety and security within the neighborhood.

North Garrison Heights residents value a sense of security within the neighborhood and are willing to work toward a reduction in crime and an increase in public safety.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Encourage participation in a neighborhood crime watch and block home programs. 	Medium	NGH
<ul style="list-style-type: none"> • Increase police visibility in the neighborhood 	Medium	NGH, VPD