



Oakbrook Neighborhood



NEIGHBORHOOD ACTION PLAN

City of
VANCOUVER
WASHINGTON

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Oakbrook Neighborhood Action Planning Committee

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Table of Contents

INTRODUCTION	1
NEIGHBORHOOD PROFILE	3
NEIGHBORHOOD ZONING/COMP MAP	4
VISION STATEMENT	5
OBJECTIVES AND ACTION STEPS	6
I. COMMUNITY APPEARANCE <i>Irene Dilley & Chris Denny</i>	7
II. LAND USE <i>Paul & Louise Clare</i>	8
III. OPEN SPACE AND RECREATION by <i>Paul and Louise Clare and Dorothy Truax</i>	9
IV. NOISE AND NUSIANCE (<i>I-205 Berm</i>) <i>Dorothy Truax</i>	13
V. MOBILITY MANAGEMENT <i>Lois & Loren Sickles</i>	14
VI. PUBLIC SAFETY <i>Lois & Loren Sickles & Dorothy Truax</i>	15
VII. SOCIAL <i>Radine Butler and Cindy Zozel</i>	18

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 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 Oakbrook 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 Oakbrook 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.

All residents of the neighborhood have sent a draft version of this Action Plan to each household in Oakbrook for review and comment. 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 will accept 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 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 funding sources may not exist for implementing all of the recommendations identified in the plan. All of the actions identified in the plan are intended to be initiated and implemented by residents of the neighborhood and the appropriate City Departments. Any action steps to be implemented on behalf of the City of Vancouver are subject to further analysis and feasibility.



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

The Oakbrook Neighborhood is located in Northeast Vancouver, approximately six miles from the city center and occupying an area of roughly 180 square blocks. Oakbrook is bounded to the north by Fourth Plain Boulevard, to the east by I-205, to the south by Burton Road with a subsection that reaches 18th street and to the west by an area just east but parallel to 86th Avenue.

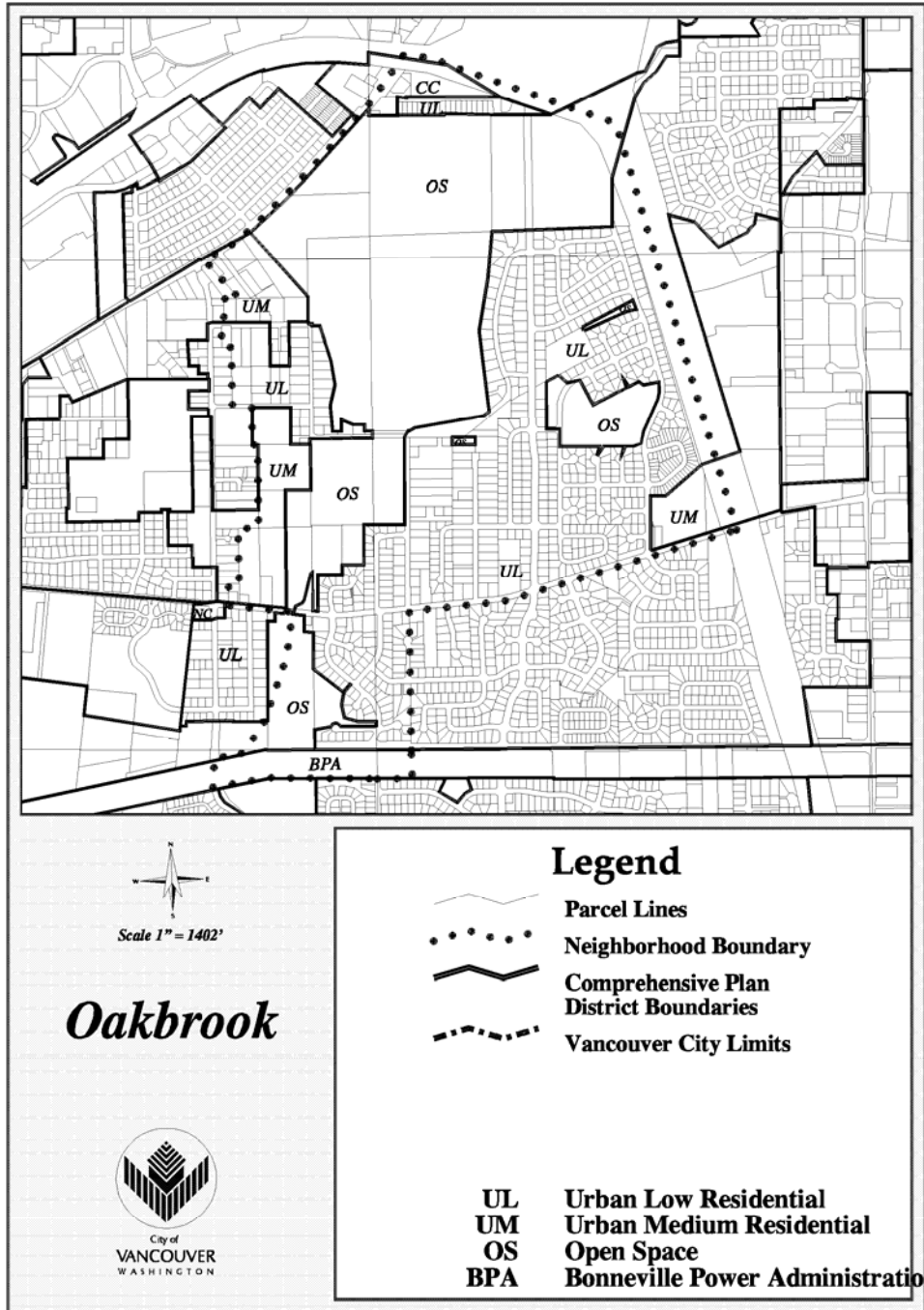
As one of the City's greenest, Oakbrook contains approximately 260 acres of open green space. Included in this area are the Royal Oaks country club and golf course, unused land (timbered or cleared), parks and playgrounds. The Oakbrook Park open space offers residents a place for recreation. The open space has a playground, picnic tables, play fields, tennis courts and a paved walking path. The park has a number of old growth oak trees as well as trees that were planted more recently. A source of pride for the residents is a natural area, providing habitat for flora and fauna, called Beaver Marsh. Included here is a meandering trail with two crossings over Burnt Bridge Creek. In 1995 a wooden footbridge was constructed over the creek which enables walkers to enjoy this trail year around.

Most of the housing was built in or around the decade of the seventies. The homes reflect the single-family character with many styles, not simply a cookie cutter approach that is often used today. Aged trees that offer abundant shade cover much of the neighborhood. According to the 1990 census the owner occupancy rate is approximately 60%, well above the city average.

The neighborhood is developed exclusively for residential use, except for the Royal Oaks Country Club and Golf Course. Most of the land is developed for single family residential in minimum lot sizes of 7,500 square feet. In the northeast corner there is an area that is developed for multi-family residences in 18 units per acre.

Access to the neighborhood is available from Burton Road, in the south, to a number of streets. The two major entrances are 98th Avenue and 103rd Avenue. Extensive retail opportunities are located around State Route 500, including Vancouver Plaza, Vancouver Mall and Andresen Plaza.

Neighborhood Zoning/Comp Map



June 30, 1999

d:/gislib/neighborhoods/oakbrookcomp.aml

Vision Statement

The Oakbrook Neighborhood are people who care about and respect each other. We respect and appreciate our differences. We provide opportunities for neighbors of all ages to participate in supporting the vitality of our neighborhood. Through a variety of means neighbors express care and concern for one another's well being.

Our neighbors take pride in their neatly kept properties and value our existing natural habitats. Our park and natural areas provide family-friendly recreational opportunities.

Our streets support safe access in and out of our neighborhood allowing all pedestrian, bus, bicycle and autos to move safely throughout our neighborhood.

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
CITY	Mayor's Office
CMS	Community Mediation Services
CTAN	CTAN
ESD	Evergreen School District
VNA	Vancouver Neighborhood Alliance
ONA	Oakbrook Neighborhood Association
OTH	Other organizations
OWN	Neighborhood Property Owners
PDX	Portland International Airport
PUD	Clark Public Utilities
RTC	Regional Transportation Council
UFC	Urban Forestry Commission
VCA	Vancouver City Attorney
VCC	Vancouver Chamber of Commerce
VCDD	City of Vancouver Community Development Department
VCMO	City Manager's Office
VHA	Vancouver Housing Authority
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
VTD	City of Vancouver Transportation Division
WSDOT	State of Washington Department of Transportation

I. COMMUNITY APPEARANCE

Objective #1

Enhance overall neighborhood livability, appearance, and safety.

Through active neighborhood association participation, personal responsibility, code enforcement and stronger ordinances, we need to encourage regular maintenance and upkeep of property by owners and/or residents, including yard, home, accessory building, gardens, sidewalks and park strips to enhance the visual aspect of our neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Encourage residents to alert code enforcement officials of any violations of City Codes and Ordinances regarding parking, abandoned vehicles; neighborhood unfriendly home businesses, shrubs and trees trimming at intersections, and noise. 	High	VCDD, OWN, ONA
<ul style="list-style-type: none"> • Increase awareness and educate residents via the neighborhood association’s bi-monthly newsletter and information signs regarding; <ul style="list-style-type: none"> • Property upkeep and maintenance tips • Neighborhood Cleanup days; • Chipping Program; • Community Development Block Grant Paint program and other property improvement programs; • Noise and Nuisance Ordinance; • Junk Abatement Ordinance. • Anti-graffiti Program 	High	VON, VCDD, ONA
<ul style="list-style-type: none"> • Notify property owners, such as BPA, if their properties are not well kept—possibly by a letter from the Oakbrook Neighborhood Association; 	Medium	VCDD, ONA, VCA
<ul style="list-style-type: none"> ◆ Work with City to remove graffiti promptly thereby discouraging further incidents. 	Medium	VON, VPD, ONA, OWN
<ul style="list-style-type: none"> ◆ Begin a “Good Neighbor Award” program. 	High	ONA

II. LAND USE

Objective #1

Improve the visual aspect of our neighborhood.

Oakbrook Neighborhood is a largely residential neighborhood. We believe it is essential to maintain a standard of housing quality and character compatible with existing neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
◆ Develop an Oakbrook Land Use Committee to monitor and actively participate in the development application process.	Low	VCDD, ONA
◆ Encourage the development of design standards.	Low	VCDD, ONA
◆ Update the City Zoning Ordinances to encourage neighborhood friendly design standards.	Low	VCDD, ONA

III. OPEN SPACE AND RECREATION

Objective #1

Improve and preserve the natural open spaces in our neighborhood.

ONA is most fortunate in having four distinct open spaces namely: Oakbrook Park, the Beaver Marsh, North Meadowbrook and Royal Oaks Golf Course.

The Beaver Marsh is a natural wetland area, which is part of the Burnt Bridge Creek drainage. This large wetland represents a significant aquifer recharge for the area. The marsh has many mixed growth trees and features a meandering level gravel trail with a beautiful 80-foot wooden bridge, which permits crossing the creek year round. The wooded natural area provides habitat for many native birds and small animals. Adjacent to the marshy area to the west is the fenced private Royal Oaks Golf Course with its many large trees but limited low shrubbery.

Directly south of the Golf Course lies the 33-acre North Meadowbrook Open Space which has no public access other than Burton Road (but it can be reached also by 92 or 93 Ave). Gated Royal Oaks Drive road borders the northern portion of the property. A path roughly follows Burnt Bridge Creek from the private road to Burton Road. This expansive property has a magnificent grove of old growth Oak trees and brush to the west of the creek. Ideally a safe pedestrian crossing at Burton Road would connect North and South Meadowbrook. With the extension of the Discovery Trail from Devine Road to South Meadowbrook and North Meadowbrook to Royal Oak Drive – this road becomes 97th Ave – leading to the entrance of the Beaver Marsh – a very scenic destination point.

Action Steps:

Beaver Marsh

- ◆ Install another bridge on the north end by the freeway.
- ◆ Remove all non-native vegetation such as ivy and blackberries.
- ◆ Plant more trees in open areas, especially buffering I-205.
- ◆ Remove dangerous dead trees.
- ◆ Install a sub-trail and bench midway into open space for bird watching and reflection.

North Meadowbrook

- ◆ Install bridges over creek.
- ◆ Assess and improve pathways
- ◆ Create a community garden next to 92nd and 93rd Avenue assuming adequate parking is available.

Priority

- High
- High
- High
- High
- Medium
- Low
- Low
- Medium

Responsible Parties

- VPR
- UFC, VPR, Stormwater Utility
- UFC, VPR, WSDOT
- UFC, VPR,
- UFC, VPR
- UFC, VPR
- UFC, VPR
- UFC, VPR, Participants

OPEN SPACE AND RECREATION

Objective #2

Make physical improvements to Oakbrook Park.

Oakbrook Park is an urban park, which is oriented to pedestrians and non-motorized recreational possibilities including tennis courts, softball and soccer playing fields, a children's play area, walking and picnic area. There is a small stream and a winding pedestrian path, which allows access to the entire area with entrances from all surrounding streets. A number of picnic tables are located under the large oak trees to the east. To the west across 35th St. is a small pond and marsh with many birds and animals.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
◆ Install benches along trails between soccer and baseball fields.	High	VPR, ONA
◆ Install self-service animal feces removal supply stations at the east and west trail entrances.	High	VPR, ONA
◆ Improve paved trails to be more handicapped accessible.	High	VPR, VTD
◆ Repair 99 th Avenue trail entrance.	High	VPR, VTD
◆ Install a garbage receptacle near children's play equipment.	High	VPR
◆ Restore and maintain tennis courts' playing surface and nets.	High	VPR
◆ Work with the Urban Forester to assess the following actions:	Medium	VPR, UFC
◆ Trim the three evergreens lower branches at the north side of the park;		
◆ Assess the health of all of the old oaks in the developed park;		
◆ Participate in the Heritage Tree Program;		
◆ Assess the large oak by tennis court.		
◆ Plant bushes along drainage ditch.	Medium	VPR
◆ Install a Fitness Station next to small children's equipment.	Low	VPR, ONA, OTH
◆ Provide a pavilion or covered picnic areas by tennis courts.	Medium	VPR, ONA, OTH

OPEN SPACE AND RECREATION

Objective #3

Increase the recreational opportunities available to residents in Oakbrook Park.

Our centrally located park has a variety of recreational facilities for many to enjoy. As the heart of our neighborhood, enhancing Oakbrook Park physically and providing recreational opportunities would promote neighborhood-friendly use and strengthen our neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
◆ Arrange for summer tennis lessons and possible tennis tournaments.	High	VPR (Vancouver Tennis Center), ONA
◆ Encourage children programs and events to the park.	High	VPR, ONA
◆ Plan and hold an event to celebrate the reopening of the tennis courts.	High	ONA

OPEN SPACE AND RECREATION

Objective #4

Develop Peterson Creek Park with a variety of recreational opportunities.

Peterson Creek Park is located approximately at 3700 NE 103rd Avenue is currently undeveloped but is fenced and mowed occasionally. While, Oakbrook park is available for residents to use as a source of recreation the neighborhood association would like to see Peterson Creek Park developed for uses not allowed in Oakbrook Park.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ◆ Plant protective vegetation along the creek. 	Medium	VPR, UFC, ONA

IV. NOISE AND NUISANCE

Objective #1

Reduce the noise impact from I-205.

The berm located along I-205 is barren and creates a visual impact. The noise created from I-205 is a nuisance to some residents.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> ◆ Plant varying trees and bushes on the existing berm. Use mostly evergreen with some deciduous vegetation. 	High	WSDOT

V. MOBILITY MANAGEMENT

Objective #1

Encourage pedestrian-friendly access throughout our neighborhood.

With the exception to our open space Oakbrook Neighborhood is almost 100% residential, which is an ideal environment for walking and jogging. In order to encourage residents to pursue non-motorized and pedestrian friendly access to our neighborhood and its' amenities measures to ensure our safety need to be taken.

Action Steps:

◆ Pursue funding for the repair of existing sidewalks and installation of new sidewalks.	Medium	VCDD, VTD, OTH, ONA
◆ Install handicap accessibility ramps on all existing sidewalks.	Medium	ONA, OTH, VTD
◆ Install a Safe walk on 103 rd Avenue.	High	VTD, ONA
◆ Install curbing where necessary.	Medium	ONA, VTD
◆ Install speed bumps on 103 rd Avenue and 29 th or 98 th Street similar to those found throughout the County as deemed appropriate by the Transportation Division.	High	VTD, ONA
◆ Increase police patrols.	High	VPD, ONA
◆ Increase Children at Play signage.	High	VTD, ONA
◆ Increase Speed Limit signs throughout the neighborhood.	High	VTD, ONA
◆ Install pedestrian crossing signs and markings where appropriate.	Low	VTD, ONA
◆ Install CTRAN stops on 31 st Street, 35 th Street and 103 rd Avenue.	Medium	CTRAN, RTC, ONA

VI. PUBLIC SAFETY

Objective #1

Increase the public safety of our residents.

Encourage neighbors to get to know one another to improve safety during crises and to prevent crimes in our neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
◆ Install traffic light on 103 rd Avenue and Burton Road. Or alternatively then install a center turn lane from Burton Road onto 103 rd Avenue.	High	VTD, ONA
◆ Update and increase street lighting throughout the neighborhood.	Medium	VPW, ONA
◆ Improve visibility at “blind” corners (e.g. remove or trim vegetation impairing visibility of oncoming traffic.)	High	ONA, VCDD, VPW, OWN
◆ Enforce RV, semi, and commercial truck parking restrictions.	High	ONA, VCDD, VPD
◆ Hold educational meetings.	High	Various Speakers
◆ Volunteers to be CERT trained to serve our neighborhood.	High	CERT, ONA
◆ Encourage crime watch program and Block Home Program.	High	VPD, ESD 112, ONA
◆ Promote mediation for dispute and peacekeeping.	Medium	VCDD, CMS, ONA

VII. COMMUNITY BUILDING

Objective #1

To continue specific social traditions of our neighborhood and continue to raise association funds.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
◆ Hold annual neighborhood garage sales	High	Residents, Customers
◆ Summer Picnic	High	Residents, VPR
◆ Christmas Party	High	Residents (Marshall House?)
◆ Neighbor to Neighbor Program in December	High	Residents
◆ Conduct a gardening workshop with a master gardener.	Low	ONA, WSU Extension