

Shumway Neighborhood



NEIGHBORHOOD ACTION PLAN

City of

VANCOUVER

WASHINGTON

May, 1998

Shumway Neighborhood Action Planning 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 Shumway 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 Shumway 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 adopted 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 intended to be initiated and implemented by residents of the neighborhood.



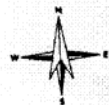
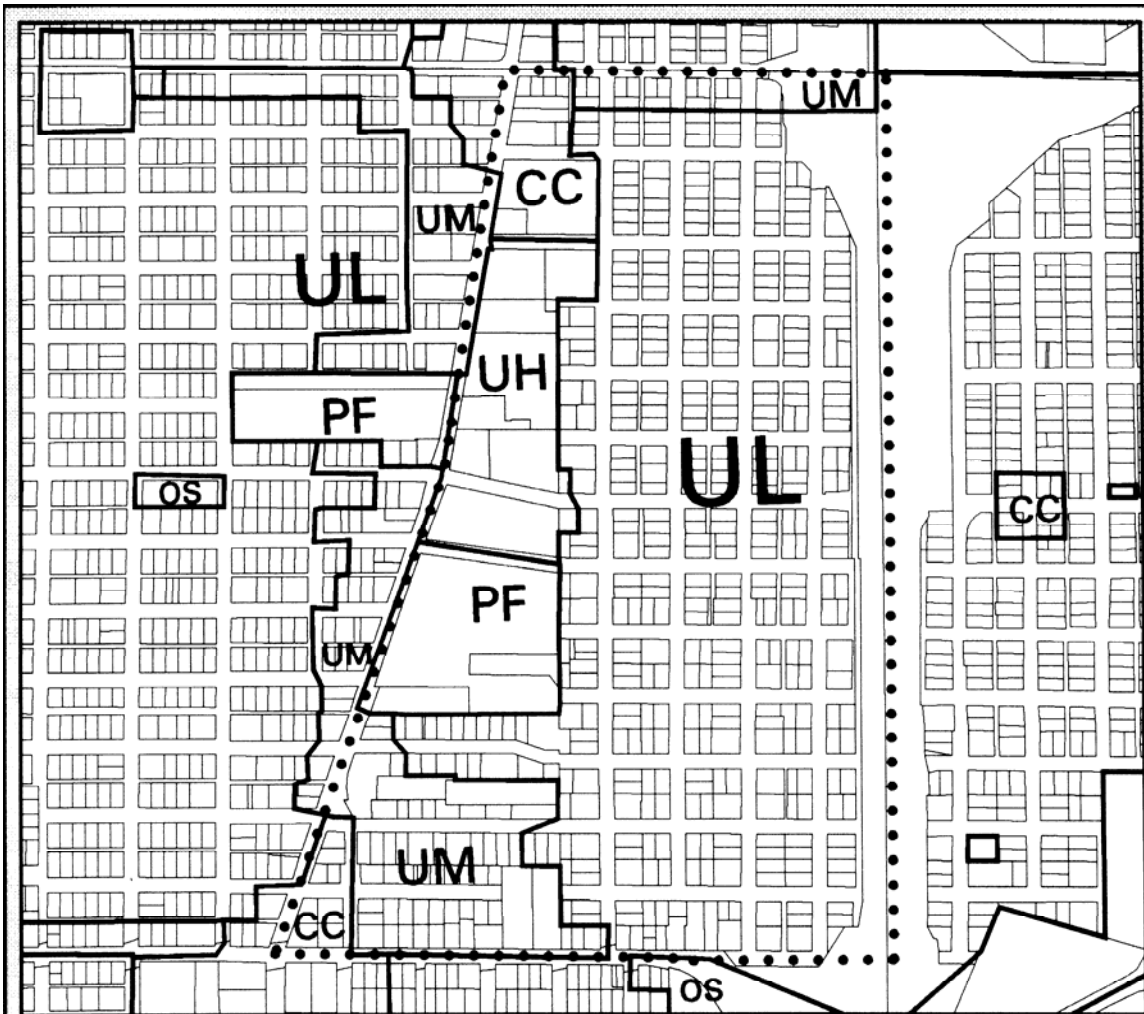
Overview of the Plan

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.

Vintage homes and mature trees with a peaceful, quiet atmosphere characterize the neighborhood. The homes throughout the neighborhood represent a diverse architectural style lending to an overall traditional feeling. The tree-lined streets enhance the urban neighborhood characteristic. On-street parking is allowed and most housing includes off street parking as well. The housing stock includes a number of houses, which date back to the 1920 era as well as some contemporary in-fill homes. Although a fair amount of single family housing exists, a healthy amount of fairly new multi-family housing, primarily duplexes, is included. Multi-family housing appears to be mixed within the single family. Approximately, 40.75% of the housing units are owner-occupied (citywide average is 46%).

The predominant zoning in the neighborhood is R1-5 (low-density) Single Family Residential, 5,000 square foot lots), but smaller areas of higher density residential zoning (R-18 and R-22) exist. A small pocket of area is zoned Community Commercial. This area is predominantly located in the northwestern corner of the neighborhood boundary, which lies along Main Street. Shumway is entirely developed, with the exception of a few vacant lots.

The Shumway neighborhood is home to Vancouver School of Arts and Academics, the YWCA, four churches, two large retirement and assisted living facilities, a large grocery store, video store, fire station and medical office building.







Scale 1" = 652'

Shumway



The City of Vancouver

Legend

-  Parcel Lines
-  Neighborhood Boundary
-  Comprehensive Plan District Boundaries
-  Vancouver City Limits

- UL Urban Low Residential
- UM Urban Medium Residential
- UH Urban High Residential
- CC Community Commercial
- PF Public Facility
- OS Open Space

December 04, 1997

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Vision Statement

The Shumway residents believe that the livability of the neighborhood is based on the inviting attitude of its members. People come to Shumway for many reasons, arrive from many places and have diverse backgrounds. They represent the spirit of America. Our neighborhood is a place where people live, seek haven, and from which they dream of the future.

Shumway neighbors support these people by helping neighbors meet neighbors, advocating for neighborhood projects, promoting security, neighborhood cohesion, and enabling the citizens of the neighborhood to become full participants in the life of the City.

We take pride in our well-maintained homes and streets. The school provides services and an added sense of pride with the additional landscaping and improvements. Neighborhood businesses provide residents with the essentials of day-to-day living.

We envision people moving comfortably and safely along attractive tree-lined streets with bicycle and pedestrian paths connecting residents to local shops and green spaces.

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 |
| CTRAN | CTRAN |
| NA | Vancouver Neighborhood Alliance |
| OTH | Other organizations |
| OWN | Neighborhood Property Owners |
| PDX | Portland International Airport |
| PUD | Clark Public Utilities |
| RTC | Regional Transportation Council |
| SNA | Shumway Neighborhood Association |
| 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 |
| WSDOT | State of Washington Department of Transportation |

I. PUBLIC SAFETY

Objective #1

Improve street lighting within the neighborhood

Some residents feel that street lighting could be improved in some areas of the neighborhood. Among those locations that have been cited are the areas near the freeway where gang graffiti has occurred.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Conduct an annual inventory of the neighborhood's street lights | High | VPW |
| <ul style="list-style-type: none"> • Work with the City to identify lighting deficiencies within the neighborhood. | High | VPW |
| <ul style="list-style-type: none"> • Install supplemental low intensity lighting as required. | Low | VPW |
| <ul style="list-style-type: none"> • Encourage residents to provide front and back yard lighting. | Low | OWN, PUD |

PUBLIC SAFETY

Objective #2

Increase the level of public safety and security.

Personal safety and security of property are issues in the Shumway neighborhood. The neighborhood supports continuing efforts to work with the City to identify and educate residents about safety concerns.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Increase the level of participation in the Neighborhood Crime Watch program. • Designate a Crime Watch Coordinator for the neighborhood. • Promote participation in the program through the newsletters. • Make literature available to homeowners describing simple strategies for increasing personal safety and security. • Encourage the use of the spring clean-up and chipper to remove excess vegetation. • Encourage neighbors to make an effort to get to know everyone on their own block, especially the elderly. • Acknowledge efforts in a "Good Neighbor" column in the newsletter. • Continue grant efforts for lock and light program. | | VPD, SNA |
| | | SNA |
| | | SNA |
| | | VPD, SNA |
| | | SNA, VON |
| | Medium | SNA |
| | | SNA |
| | Medium | SNA |

II. MOBILITY MANAGEMENT

Objective #1

Discourage speeding in the neighborhood.

Speeding vehicles are a common problem in our neighborhood, both on residential streets as well as on 39th, 33rd, 29th and Fourth Plain Boulevard. Some of this speeding is associated with cur-through traffic. An equally large percentage of the speeding, however, can be attributed to vehicles driven by residents of the neighborhood.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Petition the City to prepare a Neighborhood Traffic Plan specific to our neighborhood. | High | SNA, VTD |
| <ul style="list-style-type: none"> • Within the neighborhood, consider installing a two-block grid system of stop signs. | High | SNA, VTD |
| <ul style="list-style-type: none"> • Consider speed bumps that meet fire department standards. | Low | VTD, SNA, VFD |
| <ul style="list-style-type: none"> • Increase speed enforcement. | Low | VPD, SNA VTD, SNA |
| <ul style="list-style-type: none"> • Support the completion of Mill Plain Extension. | Medium | VTD, SNA, VCDD |
| <ul style="list-style-type: none"> • Install a traffic light at Fourth Plain and F Street. | Medium | VTD, SNA, VCDD |
| <ul style="list-style-type: none"> • Educate residents of the importance of honoring speed limits. | Medium | VPD, SNA |

MOBILITY MANAGEMENT

Objective #2

Improve pedestrian street crossing.

Despite Shumway's close proximity to downtown, pedestrian access to and from the neighborhood is somewhat restricted. In addition, numerous students walk to and from the Vancouver School of Arts and Academics and Discovery Middle School. 39th, 33rd, 29th Streets, and Fourth Plain Boulevard can be very difficult to cross, especially during peak traffic periods. Part of the difficulty is simply related to the width of the streets and the fact that there are few crosswalks.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|---------------------------|--|
| <ul style="list-style-type: none"> • Improve sidewalks <ul style="list-style-type: none"> • 33rd Street from Main to I-5 • Improve crosswalks at <ul style="list-style-type: none"> • 33rd Street at F and H Streets • 29th Street at F and H Streets • 29th Street at Main Street • Fourth Plain Blvd. At F Street • Work with City Code Enforcement to achieve compliance about responsibilities for property maintenance concerning sidewalks. | <p>Medium</p> <p>High</p> | <p>VCDD, VTD, SNA</p> <p>VTD, SNA</p> <p>VPW</p> |

MOBILITY MANAGEMENT

Objective #3

Enhance and maintain on-street parking throughout the neighborhood.

While Shumway residents recognize the importance of on-street parking to neighborhood businesses and to most of the housing in the neighborhood, ineffective on-street parking such as cars belonging to the employees and clients of the neighborhood businesses parked in front of the nearby homes creates a problems for residents. Accesses to homes are restricted, making it difficult to enter and leave individual driveways and street sweepers are unable to clean the streets regularly. Safety issues arise from ineffective on-street parking, such as difficulty accessing Fourth Plain and school buses have a difficult time picking up and delivering students.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Install “No Parking” signs near congested intersections. | High | VTD, SNA |
| <ul style="list-style-type: none"> • Request businesses provide some parking for their clients and employees. | Medium | BUS, VTD |
| <ul style="list-style-type: none"> • Request “permit Parking” status and signs from the City. | | SNA, VTD |
| <ul style="list-style-type: none"> • Work with Code Enforcement to remove vehicles included in the No-Camping, Junk, and Abandoned Vehicle Ordinances. | | VCDD, SNA |

MOBILITY MANAGEMENT

Objective #4

Designate and provide safe bicycle routes without reducing on-street parking.

33rd Street is identified as a possible bicycle route, providing no on-street parking spaces are removed, due to its street width and the I-5 overpass. This would allow a connection to Rosemere and Carter Park Neighborhoods as well as to the Vancouver School of Arts and Academics.

Action Steps:

- Petition the City to prepare a Neighborhood Traffic Plan specific to our neighborhood.
- Consider designating 33rd street as a bicycle route with improved signage and without reducing on-street parking.

Priority

Responsible Parties

SNA, VTD

VTD, SNA

Objective #5

Maintain adequate bus service to the neighborhood.

Shumway is served by several C-Tran bus routes.

Action Steps:

- Work with CTRAN to install bus shelters at high use locations such as Main Street and other pedestrian improvements that will improve bus ridership.
- Work with C-Tran to include Shumway in the Fare-Free Zone.
- Post schedule/prices for the buses on each line.

Priority

Responsible Parties

C-TRAN, SNA

SNA, C-TRAN

SNA, C-TRAN

III. OPEN SPACE AND RECREATION

Objective #1

Acquire a well-maintained park.

The neighborhood does not have a park. This is insufficient for the size of the neighborhood. Shumway Neighborhood Association has identified a need to establish a park for all neighbors to enjoy the outdoors and serve as a venue for community gatherings.

The closest parks are Carter Park, which requires crossing Main Street at 33rd and Arnada Park, which requires crossing Fourth Plain Boulevard at F Street which is not possible since there is not a traffic light and pedestrian crossing.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|------------------------|-----------------------------------|
| <ul style="list-style-type: none"> • Work with the Parks and Recreation Department to acquire an appropriate site for a neighborhood park. | High | VPR, SNA |
| <ul style="list-style-type: none"> • Once a site is acquired, work with the Parks and Recreation Department to develop and maintain the park for individual and family use. | Medium | VPR, SNA |

OPEN SPACE AND RECREATION

Objective #2

Provide recreational programs for the neighbors.

Individuals, families, and children need recreation opportunities within the neighborhood. Special priority should be given to involve teens in activities.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Develop recreation programs for all ages and incomes. | Low | VPR, SNA |
| <ul style="list-style-type: none"> • Increase access and use of the Vancouver School of the Arts and Academics by residents of the neighborhood. | Low | VSD, SNA |
| <ul style="list-style-type: none"> • Work with the Vancouver School District to explore the possibility of establishing a “community center” within the school building. | Low | VSD, SNA |
| <ul style="list-style-type: none"> • Encourage and support organized events such as picnics, fun walks/runs, Senior Fun Wagon, Summer Fun Wagon, music, and theater performances. | Medium | SNA, VPR |
| <ul style="list-style-type: none"> • Explore a summer arts festival. | | SNA, VPR |

OPEN SPACE AND RECREATION

Objective #3

Increase and maintain the open spaces and public areas.

The only open space in the neighborhood is the track at the Vancouver School of Arts and Academics. Neighbors use the track, and the space within the track, for a variety of recreational purposes. Neighbors believe the area is safe, clean and serves as the “heart” of our neighborhood.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Work with the Vancouver School District to ensure the track remains and open space for neighborhood use. • Work with the Vancouver School District and City of Vancouver to improve the landscaping and lighting in the area surrounding the track. | | SNA, VSD |
| | | SNA, VSD |

IV. COMMUNITY APPEARANCE

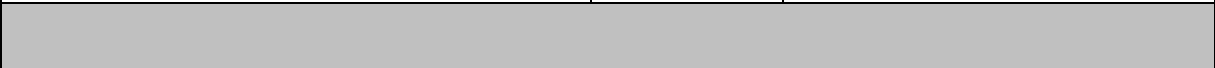
Objective #1

To provide safety as well as an overall aesthetic quality we encourage residents of the neighborhood to maintain their homes and yards and steward the alleys, streets, sidewalks and neighborhood as a whole.

The Shumway Neighborhood is proud of its appearance. Most houses and commercial businesses are well kept and are landscaped. However, the neighborhood is situated between I-5 and Main Street and has two large schools within the walking boundaries. These conditions produce a large quantity of pedestrians and litter. In addition, the noise and debris from the vehicular traffic detracts from the beauty of the neighborhood.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Educate and support neighbors about the importance of maintaining their property. • Increase enforcement of the City's junk ordinance, and other existing regulations intended to ensure that properties are properly maintained. • Annually schedule and promote the Office of Neighborhood's "chipping" program to help neighbors maintain their trees and shrubs. | Low | SNA VCDD, SNA |
| | High | VON, VCDD, SNA SNA |
| <ul style="list-style-type: none"> • Encourage residents to organize a monthly litter pickup/crime walk throughout the neighborhood. • Work on funding and maintaining sidewalks and curbs throughout the neighborhood. • Encourage residents to protect trees and encourage tree plantings for air quality, beauty and noise buffers. • Encourage residents to responsible pet owners. Discuss waste cans at the track areas. | High | VCDD, SNA VCDD, SNA |
| | Low | SNA VCDD, SNA |

| | | |
|---|---------------|--|
| <p>related items near or within the neighborhood.</p> <ul style="list-style-type: none"> • Encourage and maintain participation in the annual Spring Clean-up program. • Discourage tall front yard fences and encourage the planting of appropriate trees in the planting strips next to sidewalks as recommended by the Urban Forestry Commission. • Work with Code Enforcement to remove vehicles included in the No-Camping, Junk, and Abandoned Vehicle Ordinances. | <p>Medium</p> | <p>SNA, VCDD</p> <p>VCDD, SNA</p> <p>VCDD, SNA</p> |
|---|---------------|--|



Objective #2
 Prevent and reduce graffiti and other vandalism.

Occasional graffiti and vandalism in the neighborhood diminish the residents' sense of pride, security and well being. The neighborhood recognizes the need to work together with the City and with each other to keep the neighborhood clean and safe.



| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|------------------------|---|
| <ul style="list-style-type: none"> • Educate the residents about graffiti, gang "tagging" and the City's anti-graffiti program. • Conduct an annual "Spring Clean-up" sponsored by the Neighborhood Association to help remove graffiti and other acts of vandalism to public property. • Encourage landlords/managers to learn more about screening for and removing problem tenants. | | <p>VPD</p> <p>VPD, SNA</p> <p>SNA, OWNERS</p> |

V. PUBLIC FACILITIES AND SERVICE

Objective #1

Improve the public improvements to ensure safe travel within our neighborhood.

Shumway neighborhood was developed without the current building and street codes. Many of the local and collector/arterials roads are not built to current street standards and lack the curbs and sidewalks to promote safe travel within the neighborhood.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|----------------------------|
| <ul style="list-style-type: none"> • Perform an annual survey of curbs, sidewalks and storm drains, paying special attention to the condition/maintenance of storm drain stencils. | | SNA, VCDD, VPW |
| <ul style="list-style-type: none"> • Apply for CDBG funds to pay for street/sidewalk improvements. | High | SNA, VCDD |
| <ul style="list-style-type: none"> • Encourage the City to maintain a scheduled street sweeping program. | Medium | VPW, SNA |

VI. HISTORIC PRESERVATION

Objective #1

Preserve the neighborhood's historic character.

Shumway Neighborhood Association's highest priority is to maintain high quality single-family housing that is compatible with the historic character of the neighborhood. Nearly a quarter of the homes in the Shumway neighborhood were built before World War II. 47% of the homes in the neighborhood were built before 1950.

Providing assistance to individual homeowners for the purpose of preserving, restoring, and rehabilitating the historical integrity of housing in Shumway neighborhood will enhance the distinct characteristics of the neighborhood and establish visual symbols of neighborhood identity and history.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|----------------------------------|
| <ul style="list-style-type: none"> • Seek official recognition (e.g. historic district) of the distinct characteristics of the Shumway neighborhood and its individual homes. • Establish visual symbols for neighborhood identity. • Organize regular activities to promote and maintain the neighborhood's historic character. | High | VCDD, SNA, CC Historical Society |
| | Medium | SNA, VCDD |
| | | SNA |

VII. HOUSING

Objective #1

Preserve the neighborhood's existing housing stock.

Among Shumway's priorities is its desire to maintain high quality housing that is compatible with the historic character of the neighborhood. Most residents in Shumway take great pride in keeping their homes and yards in good condition, and this pride and care is a strong asset to the neighborhood.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|-----------------|---------------------------------|
| <ul style="list-style-type: none"> Discourage the placement of cellular towers, advertisement, or other business related items near or within the neighborhood. | High | SNA, VCDD |
| <ul style="list-style-type: none"> Advertise and promote existing funding programs for providing assistance to individuals for the purpose of preserving, restoring, and rehabilitating the historical integrity of housing in the Shumway Neighborhood. | Medium | SNA, CDD, CC Historical Society |
| <ul style="list-style-type: none"> Work with City Code Enforcement to achieve compliance for continually unkempt properties as complaints arise. | High | VCDD, SNA |
| <ul style="list-style-type: none"> Educate property owners about responsibilities for property and building maintenance. | | SNA, VCDD |
| <ul style="list-style-type: none"> Encourage participation in the annual Spring Clean-up and yard debris chipper programs. | | SNA, VON |
| <ul style="list-style-type: none"> Increase funds and awareness of the City of Vancouver Paint Program in order for more Shumway residents to take advantage of it. | | SNA, VON, VCDD |
| <ul style="list-style-type: none"> Encourage neighbors to paint at least one Shumway home each year through volunteer labor and supplies. | | SNA |
| <ul style="list-style-type: none"> Support new regulations requiring rental properties to be periodically registered and property maintained. | | SNA, VCDD |

HOUSING

Objective #2

Ensure that new single-family residential construction is consistent with the architectural character of the neighborhood.

We encourage building new compatible single-family homes on vacant in-fill lots zoned for single-family residential use. All housing new to Shumway should be compatible with the area's typical homes in terms of architecture style, materials, scale and street orientation.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|---|------------------------|---|
| <ul style="list-style-type: none"> • Maintain the current amount of single-family zoning within the neighborhood. • Participate in the development review process for in-fill housing. • Inventory potential sites for locating new single-family housing. • Make efforts to establish dialogue with developers early in the process. | High | <p style="text-align: center;">VCDD, SNA</p> <p style="text-align: center;">VCDD, SNA</p> <p style="text-align: center;">SNA, VCDD</p> <p style="text-align: center;">VCDD, SNA</p> |

HOUSING

Objective #3

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

New multi-family development in the Shumway neighborhood is subject to the City’s existing design review process. In general, the Shumway neighbors encourage any new multi-family structure, which is appropriately sited, economically and demographically mixed, of appropriate scale and architectural style, and situated on lots so as to provide adequate landscaping and open space. Individual developments should be designed to be well integrated into the surrounding neighborhood. As a general policy, residents of Shumway prefer owner-occupied forms of multi-family housing (e.g. condominiums and town homes, etc.), rather than conventional apartment complexes.

| <u>Action Steps:</u> | <u>Priority</u> | <u>Responsible Parties</u> |
|--|------------------------|--|
| <ul style="list-style-type: none"> • Maintain the current amount of multi-family zoning. • Strive to achieve a mix, both within the neighborhood as a whole as well as within individual developments, of unit sizes and number of owner-occupied, market-rate rental, and subsidized units. • Encourage and support the development of attractive town homes or condominiums as an alternative to conventional multi-family complexes. | | <p>VCDD, SNA</p> <p>VCDD, SNA</p> <p>SNA, VCDD</p> |