



Southcliff Neighborhood

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NEIGHBORHOOD ACTION PLAN

City of
VANCOUVER
WASHINGTON

January 22, 2001

Southcliff 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 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 Southcliff 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 Southcliff 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.

A survey was taken and a draft version of this Action Plan has been sent to each household in Southcliff 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. 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 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.

Neighborhood Profile

Southcliff is a secluded enclave of attractive, well-maintained owner occupied, single family homes. The size and shape of the neighborhood is dictated by topography rather than public roads. Mill Plain Boulevard, the Northern boundary, being the only access. The East, West and South boundaries are defined by steep bluffs. There is no through traffic. A 100 ft Bonneville power line easement transects the neighborhood.

Southcliff is situated in the Southwest corner of McLoughlin Heights. There are 104 single family homes and one home bordering on Mill Plain Blvd. which has recently been converted to a residential care home, housing six people.

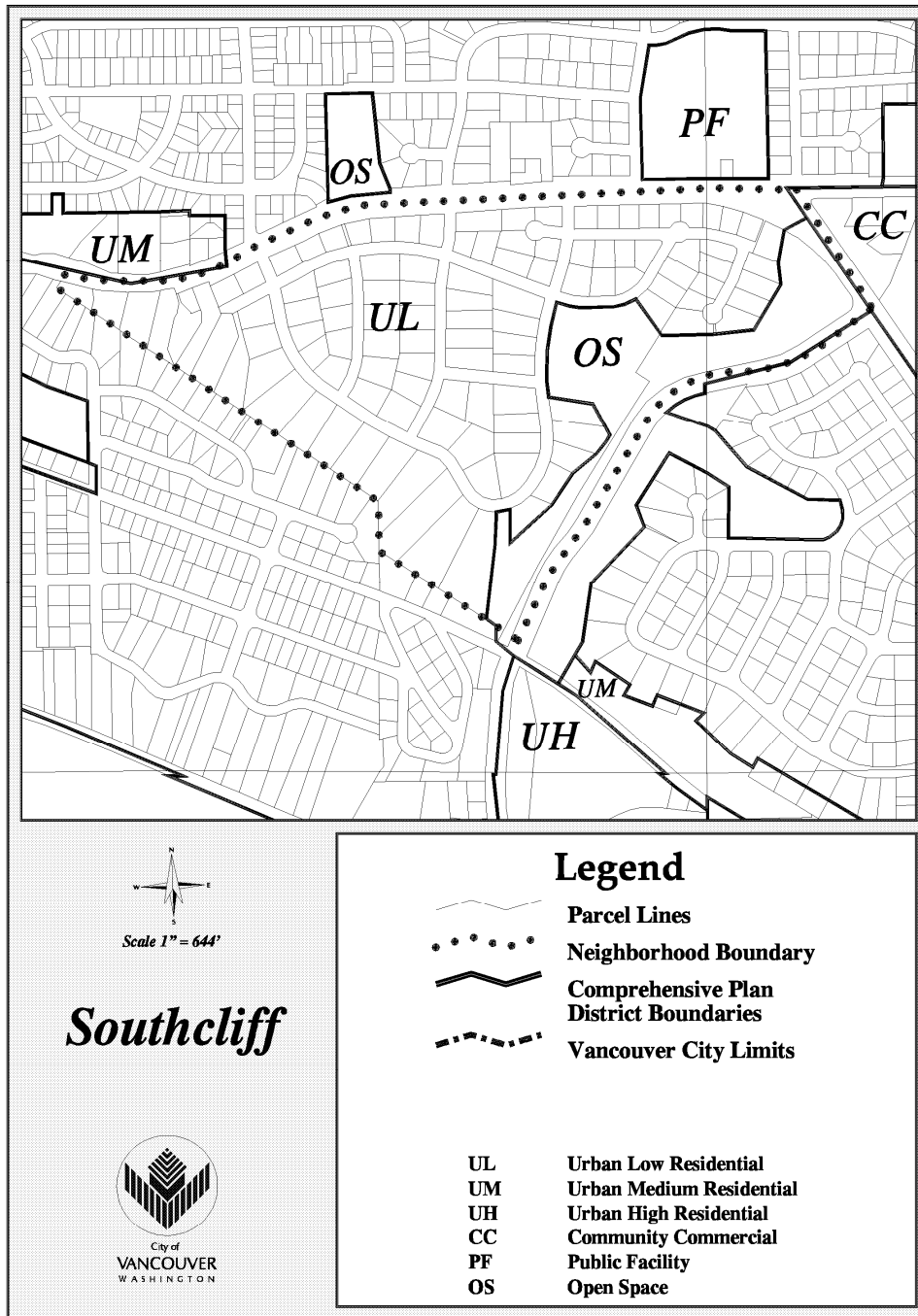
The streets are above average width for residential neighborhoods, with curbs but no sidewalks. The wide streets easily accommodate walking and cycling and are well used for those activities.

There is a park that is one of the least attractive areas in our neighborhood due to the fact that the cyclone fence is in disrepair and there are barrier poles at the entrance which makes handicap accessibility impossible. The largest attendance in the park is created by occasional non-resident practice ball games. The games cause a small amount of street traffic and debris, which the immediate neighbors find tolerable. However, the most insistent neighborhood goal is to improve the appearance of the park and to provide amenities that would encourage neighborly activity.

Southcliff was developed (actually redeveloped from WW II temporary housing) in the late 1950's. With wise forethought, the developers (Vancouver Housing Authority) planned the houses to face inward rather than toward Mill Plain Blvd. What they did not foresee was the phenomenal traffic increase on Mill Plain. Today the Southcliff backyards along Mill Plain are too noisy and smelly for enjoyable back yard activities.

On the whole, we have a pleasant, friendly neighborhood whose residents would like to cooperatively improve the park and mitigate the Mill Plain traffic impact on the backyards of the homes on Oregon Drive and Willamette Drive.

Neighborhood Zoning/Comp Map



July 05, 2000

d:/gislib/neighborhoods/southcliffcomp.aml

Vision Statement

We think there is a value to the City in maintaining a small area of well-kept single-family homes. We want to encourage through our neighborhood association keeping Southcliff as a special area that is a source of pride to all of Vancouver.

We envision a public park that is kept to at least the same aesthetic standards as the surrounding homes.

We want to discourage commercial and service organizations that are not compatible with character of the neighborhood. The result will be a respected, maintained and well-used area that fulfils the activity and recreational needs of the community. We will protect the green space of the park and Blandford canyon.

All traffic, automobile, pedestrian and bicycle will move safely throughout the neighborhood obeying all laws. We envision well-lit and clean residential streets.

Our neighborhood acknowledges the importance of being pro-active in working with the City of Vancouver toward the implementation of our Neighborhood Action Plan.

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

Listed below are abbreviations for the various responsible parties used throughout the document:

Abbreviations:

BPA	Bonneville Power Administration
CITY	Mayor's Office
CHS	Community and Housing Services
CMS	Community Mediation Services
CTRAN	CTRAN
DRS	Development Review Services
LRPS	Long Range Planning Services
SNA	Southcliff Neighborhood Association
OTH	Other organizations
OWN	Neighborhood Property Owners
PDX	Portland International Airport
PUD	Clark Public Utilities
VCE	Vancouver Code Enforcement
VNS	Vancouver Neighborhood Services
VPD	Vancouver Police Department
VPR	Vancouver Parks and Recreation Services
VPW	Vancouver Public Works
VSWS	Vancouver Solid Waste Services
VTs	Vancouver Transportation Services

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.

I. Neighborhood Traffic and Mobility Management

Objective #1

Improve safety through out the neighborhood.

As our neighborhood is a “walking neighborhood”, it is our objective that it be a safe place for all ages to walk, bicycle, and socialize. The prime culprits for speeding in our neighborhood are our own residents, especially parents driving to and from school.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Investigate options for traffic calming or additional stop control at the following intersections: <ul style="list-style-type: none"> • At Oregon and Umatilla • At Oregon and Manzanita 	High	SNA, VTS
<ul style="list-style-type: none"> • Also, consider a temporary set up of the city’s digital speed board at the intersections mentioned above. 	Low	SNA, VTS
<ul style="list-style-type: none"> • Post speed awareness signs that could be moved around in the neighborhood. Explore options for funding for additional signs. 	Medium	SNA
<ul style="list-style-type: none"> • Post regular notices in the neighborhood newsletter concerning traffic safety and street safety. 	High	SNA, VPD
<ul style="list-style-type: none"> • Invite city police officials to our neighborhood to make presentations about safety and traffic safety. 	Low	SNA, VPD
<ul style="list-style-type: none"> • Invite city transportation staff to make a presentation at our meeting about traffic calming options and devices. 	Medium	SNA, VTS
<ul style="list-style-type: none"> • Evaluate the need for sidewalks in our neighborhood. As funding becomes available, install sidewalks where needed. 	Medium	SNA, VTS

Neighborhood Traffic and Mobility Management

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Work with residents on corner lots to cut back landscaping to improve sight distances. 	Medium	SNA
<p><u>Objective #2</u> To preserve the high quality of a balanced transportation system serving residents who drive, bicycle, walk, and ride transit.</p>		
<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • We wish that the power lines be repaired and additional lights added by PUD. 	High	SNA, PUD, VPW
<ul style="list-style-type: none"> • Encourage off-street parking. 	High	SNA, VCE, VTS, VPW (signage)
<ul style="list-style-type: none"> • Support improvements for bicycling (bike lanes, paths, and parking). Desired locations for bike improvements are: *Mill Plain Blvd, Evergreen Blvd, MacArthur, and Blandford. 	Medium	SNA, VTS

II. Neighborhood Safety

Objective #1

It is the goal of our residents to have a safe and secure neighborhood in which to live, play and raise families. The neighborhood supports and promotes crime prevention.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Inform neighbors immediately of crimes that have taken place. 	High	SNA, VPD
<ul style="list-style-type: none"> • Make an effort to get to know your immediate neighbors. 	High	SNA, VPD, OWN
<ul style="list-style-type: none"> • Encourage neighbors to report graffiti. 	High	SNA, VPD
<ul style="list-style-type: none"> • Maintain a current neighborhood telephone directory. 	High	SNA, VPD
<ul style="list-style-type: none"> • Create a crime watch system. 	High	SNA, VPD
<ul style="list-style-type: none"> • Work with our Police Liaison. 	Medium	SNA, VPD
<ul style="list-style-type: none"> • Invite our Police Liaison to neighborhood meetings to discuss crime prevention strategies and report area crime stats. 	High	SNA, VPD
<ul style="list-style-type: none"> • Clean and maintain open spaces. 	High	SNA

Objective #3

It is the goal of our residents to be concerned with the safety of all children who come into our neighborhood.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Take notice of strangers in our neighborhood. 	High	SNA, VPD (notification)
<ul style="list-style-type: none"> • Keep play equipment in top condition. 	High	SNA, VPR, VPW
<ul style="list-style-type: none"> • Increase police visibility in the area. 	Medium	SNA, VPD

III. Public Services

Objective #1

Improve street lighting within the neighborhood and park.

Residents feel that street lighting could be improved in the neighborhood and the park.

Action Steps:

- Conduct an annual inventory of the Neighborhood’s streetlights.
- Work with the City to identify lighting deficiencies within the neighborhood.
- Encourage residents to report burnt out or broken streetlights for repair and maintenance.
- Make sure that all street lights are functioning.
- Encourage the city to trim trees that surround streetlights to obtain maximum benefit.

Priority

High
High
High
High
High

Responsible Parties

SNA, VTS, VPW, PUD

SNA, VPW, PUD

SNA, OWN, PUD

SNA, PUD, VPW

SNA, PUD, VPW, VPR

Objective #2

Reduce noise.

Residents feel that sound barriers should be erected on portions of Mill Plain that border the neighborhood to reduce the noise level. Also, work to eliminate noise from PDX.

Action Steps:

- Work with the city to explore options to reduce noise along Mill Plain, Willamette & McArthur:
 - Erect a wall as a sound barrier.
 - Plant bushes and trees as a sound barrier.
- Reduce noise from PDX. Find out when the city meets to discuss the airport noise issue. Become involved in the process.
- Explore funding for landscaping along Mill Plain.
- Work with PUD on trimming landscaping barrier along Mill Plain.

Priority

High

High

High

High

Responsible Parties

SNA, VTS

SNA, PDX

SNA, VPR – Urban Forestry, VNS

SNA, PUD

Objective #3

Bury utility lines.

Residents feel that the utility lines should be buried to improve the appearance of the neighborhood and reduce storm outages.

Action Steps:

- Bury utility lines.

Priority

High

Responsible Parties

PUD, BPA

IV. Open Space and Recreation

Objective #1

Further develop the park to improve accessibility and aesthetics while maintaining safety for children and adults.

We wish for our park to be aesthetically pleasing as well as welcoming and comfortable for all ages, and to be a gathering place for community building. In its current state, our park is one of the least attractive spaces in our neighborhood. It has obstructions placed in front of gates or the area around gates is muddy and rutted. The fence is torn, twisted, and rusty and poses a safety hazard particularly for children who climb it as they enter the park. All along the fence a two-foot wide area is brown due to weed killer to permit easier lawn mowing. We would like to open the park access and remove the fence while maintaining a boundary around the play equipment corner near the street. We will work with the city to move in this direction.

Action Steps:

- Remove fence around park. Leave partial fence along play corner until natural boundary established.
- Plant shrubs easily maintained (e.g. azaleas, rhodies, wild roses) along play corner near street. When shrubs grow to 3 feet tall and fill in, fence in that area can be removed.
- Place two benches in conversation area at south end of park partially in shade, away from play equipment, to allow for adult and children gatherings.
- Place one bench by the play equipment area.
- Plant curb trees around the park for aesthetics and to line street for traffic calming.
- Place two new streetlights near curb around park for better lighting. Consider upgrading to pedestrian scale streetlights.

Priority

High

High

High

Medium

High

Responsible Parties

SNA, VPR, VPW

SNA, VPR, VPW

SNA, VPR, VPW

SNA, VPR, VPW

SNA, VPR, VPW, PUD

Open Space and Recreation

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> The branches on existing pine trees near play equipment to always be kept trimmed 5 feet off the ground for safety. 	High	SNA, VPR – Urban Forestry, VPW
<ul style="list-style-type: none"> Encourage regular repair and maintenance by city departments of play equipment (including gravel and repair of wood splintering), picnic tables, benches, garbage can, sprinkler system, trees, shrubs, and lawn. 	High	SNA, VPR, VPW
<ul style="list-style-type: none"> Pursue fundraising and grant opportunities for enhancement of park aesthetics, accessibility, safety, and usability. 	Medium	SNA, VPR, VNS, OTH
<ul style="list-style-type: none"> Plant trees for a memorial grove. 	High	SNA
<ul style="list-style-type: none"> Encourage neighbors to use doggie bags when walking their dogs. 	High	SNA
<ul style="list-style-type: none"> Consider benches on North side of the park, and a gazebo. 	Low	
<ul style="list-style-type: none"> Place a water fountain in the park. 	Low	SNA, VPR SAN, VPR

Objective #3

Preserve Blandford Canyon.

Neighbors consider Blandford Canyon a central and beautiful component of the park and neighborhood and wish to promote and preserve it. Safety is also a consideration because several homes in the neighborhood about the canyon and may be at risk if erosion progresses. The main area of erosion, due to street flooding, is at Oswego Dr. and Umatilla Way. Another concern is the ivy that's taking over many of the trees and the ground area in the canyon.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> Yearly evaluation by the City Parks and Recreation Department for repair and control of erosion site in canyon at Oswego Dr. and Umatilla Way, and for preservation of healthy green space. 	High	SNA, VPR
<ul style="list-style-type: none"> Cut back undergrowth along the back of the Canyon. 	High	SNA, VPR, VPW
<ul style="list-style-type: none"> Work with the City departments and volunteer groups to remove ivy. 	High	SNA, VPR, OTH, CMS
<ul style="list-style-type: none"> In partnership with the City maintain and preserve the area. 	Medium	SNA, VPR
<ul style="list-style-type: none"> Incorporate preserving the canyon into park improvement plan. 	Low	SNA, VPR

V. Land Use & Housing

Objective #1

To preserve the neighborhood's existing high quality of housing. Educate property owners about the responsibilities for property, building, and sidewalk maintenance.

It is a priority of Southcliff neighbors to maintain the high quality of our neighborhood. Most people take pride in keeping their homes and yards in good condition. This pride and care is one of our strongest assets.

<u>Action Steps:</u>	<u>Priority</u>	<u>Responsible Parties</u>
<ul style="list-style-type: none"> • Work with Development Review Services staff and the City Council to adopt a Property Maintenance Ordinance. 	Low	SNA, DRS
<ul style="list-style-type: none"> • Encourage participation in annual Neighborhood Clean Up and Chipper program. 	High	SNA, VNS, VSWS
<ul style="list-style-type: none"> • Encourage residents to participate in the Free Curbside Appliance Pick Up program. 	High	SNA, VNS, VSWS
<ul style="list-style-type: none"> • Create a “Pick Up and Hauling” procedure to accommodate the elderly. 	High	SNA

Objective #2
To ensure that single family residential re-construction is consistent with the architecture of the neighborhood. We encourage the “up-dating” of homes but for the homes to continue to be single-family homes.

All homes should be single-family compatible with the area’s typical homes in terms of architecture and style, materials, scales, 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 homes in the neighborhood. 	High	SNA, LRPS
<ul style="list-style-type: none"> • Invite a city planner to discuss comprehensive plan update. Insist on review of the final product and monitor the project as it progresses. 	High	SNA, LRPS