



# **Marylhurst Neighborhood Plan**

**Marylhurst Neighborhood Association**

Endorsed by:

Marylhurst Neighborhood Association

November 28, 2006

City of West Linn  
Oregon

# Acknowledgements

## **West Linn City Council**

Mayor Norman King  
Council President Scott Burgess  
Councilor Jody Carson  
Councilor Michele Eberle  
Councilor Mike Gates

## **West Linn Planning Commission**

Chair John Kovash  
Commissioner Gary Stark  
Commissioner Michael Babbitt  
Commissioner Michael Bonoff  
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## **Consultants**

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# Introduction

## Neighborhood Plan Purpose

The purpose of a neighborhood 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 planning process is intended to protect and enhance livability within specific neighborhoods, as well as help fulfill the overall community vision and create a more livable city. More specifically, the neighborhood plan is intended to:

1. Educate both city government and neighborhood residents about the concerns of each and their visions for the future.
2. Promote collaboration between the City and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
3. Create a "sense of place" within the community by identifying and developing the assets within each neighborhood.
4. Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
5. Achieve sensible and coordinated project and program planning within

each neighborhood and among all neighborhoods.

6. Strengthen neighborhoods.

## Relationship to the Comprehensive Plan

In general, a comprehensive plan is intended to provide broad policy direction that 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 West Linn Comprehensive Plan was adopted in December, 1983 and amended in July, 2000 and October, 2003. The Comprehensive Plan provides the basis for plans, ordinances, and other implementing documents that set forth more detailed direction regarding specific activities and requirements. All city plans and implementing ordinances must be consistent with the Plan. Furthermore the Plan is comprehensive in scope and its goals and policies are intended to be supportive of one another. West Linn's Comprehensive Plan provides guidelines and standards for decision makers, including city employees and officials, citizens, developers, community

groups, and other local, state, regional, and federal agencies.

The purpose of the Marylhurst Neighborhood Plan is to integrate neighborhood needs into the City's budget process; Multi-Year Street Improvement Program; Neighborhood Traffic Control Program; Parks, Recreation, and Open Space Plan; and other planning and funding programs. The policy statements included in the Plan may also be used by the City Council to guide future decisions involving development proposals and plan amendments affecting the neighborhood.

## **Neighborhood Associations**

The City of West Linn encourages, recognizes and supports neighborhood associations. A primary purpose of neighborhood associations is to facilitate communication between the residents of West Linn and their elected leaders, the city's staff, and members of advisory boards and commissions.

Each neighborhood association is made up of citizen volunteers. They elect officers, adopt by-laws, and establish geographical boundaries. Each association is entitled to identify its own interests and set its own agenda. Neighborhood associations do not levy dues. Membership in neighborhood associations is open to anyone who lives, works or owns property within its boundaries.

Neighborhood association activities may include monitoring and expressing

neighborhood views on land use issues or city policies and priorities, establishing neighborhood programs such as Neighborhood Watch and traffic safety projects, neighborhood beautification, organizing cultural or social functions such as neighborhood picnics or pot-lucks, neighborhood clean-ups, etc. Unlike privately organized homeowners and recreation associations, neighborhood associations receive support from the City of West Linn.

Under the city's Neighborhood Assistance program, neighborhood associations may be reimbursed for their expenses in carrying out eligible activities and projects. Neighborhood associations promote citizen participation in developing city policies and strategies. They provide a means for reviewing and evaluating issues affecting neighborhoods and the community as a whole. They serve as a voice for neighborhood interests and concerns. They improve communications between the city and residents. They promote neighborhood and community identity.

## **The Neighborhood Planning Process**

The Marylhurst Neighborhood Association (MNA) has developed this Plan. The actual preparation of the Plan is being coordinated by the Neighborhood Planning Leadership Team (NPLT), whose members come from the Neighborhood Association and the neighborhood at large.

This proposed Plan is available for review and comment by all residents of the neighborhood. A neighborhood vision, along with goals and policies, were developed based on the results of a spring, 2006 mail and internet-based questionnaire. Over several months, NPLT members revised the vision, goals, policies and actions into a draft Neighborhood Plan. Comments on the draft Plan were solicited from all neighborhood residents at a public meeting on Saturday, August 5 in Marylhurst Park. Comments received at the public meeting were incorporated into a revised neighborhood plan, which was distributed for a final review before going to the Neighborhood Association for endorsement and then to the Planning Commission for their consideration. The City Council will adopt the Plan by resolution.

It is intended that city agencies utilize the Plan 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 Plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations. It also should be emphasized that funding sources may not exist for implementing all of the recommendations identified in the plan. Some of the actions identified in the plan are intended to be initiated and implemented by residents of the neighborhood.

## Overview of the Plan

The Plan is organized into four sections. The *Neighborhood Profile* contains a general description of the current conditions within the neighborhood. The *Neighborhood Vision* describes the neighborhood's sense of identity and vision for its future. The *Goals, Policies and Actions* section identifies issues that are of concern to the residents of the neighborhood and potential strategies for addressing those concerns. The *Action Chart* summarizes actions in table format and lists partners and levels of priority.

# West Linn Neighborhood Associations

MARCH 2006



# Neighborhood Profile

## Physical Description

Marylhurst is one of eleven neighborhoods in West Linn. Located in the northwest portion of the city, the 171-acre neighborhood is bordered by the Skyline neighborhood to the north, Robinwood neighborhood to the east, Hidden Springs neighborhood to the south, and by West Linn’s urban growth boundary and city limits to the west.

Marylhurst lies atop a ridge that overlooks the Willamette River. The topography of the neighborhood includes moderate to steep slopes. Elevations on top of the ridge average 550 feet. The neighborhood contains several smaller bodies of water, including Arbor and Robinwood Creeks.

## Population

The population of Marylhurst is 745 according to 2005 estimates by Portland State University. This accounts for 3.1% of the city’s population.

## Land Use

The majority of Marylhurst is zoned for single-family detached residential housing (R-15). Several, small portions of the neighborhood are zoned for single-family detached and attached residences. There are currently 267 low-density single-family residential units in Marylhurst. There are no commercial properties in the neighborhood; however,

there is an adult care facility and a number of home-based businesses.

## Parks and Recreation

Although Marylhurst currently does not have any park land, the 2005 Park, Recreation and Open Space Plan Update identifies Marylhurst Heights Park as a priority to provide active-oriented recreation opportunities in underserved northwest West Linn. This site was one of the only undeveloped sites in West Linn and was a key acquisition. A master plan was developed for the site by the MNA Park and Recreation Committee and West Linn Parks and Recreation Department. The plan was approved by the Parks and Recreation Advisory Board and will proceed to the Planning Commission.

Proposed facilities for Marylhurst Heights Park include: parking, two small soccer open turfs for use as sport practice fields and community gatherings, playground equipment, picnic shelters, covered basketball courts, skate park, BMX track, natural wetland, restrooms and parking. Trail connections through and around the site will be developed to restore native landscape and individual natural features will be sign posted to educate the community. Trails will be linked to the Boundary Trail Greenway. Public art is budgeted and will aesthetically enhance the park.

## Public Facilities

### ***Transportation***

Marylhurst does not contain any major or minor arterials, but includes several roads classified as collectors, including Suncrest Drive, Hillcrest Drive, and Marylhurst Drive. Street improvements are planned for Marylhurst and Hillcrest Drives to allow for bicycle travel. Many areas lack or have inadequate sidewalks. Sidewalk and pathway improvements are planned throughout the neighborhood, but the greatest need is on Suncrest, Hillcrest and Marylhurst Drives.

West Linn is primarily a single-family residential community where income and car ownership is high. There currently is little incentive to use transit as only two public bus lines operated by TriMet serve West Linn. Marylhurst is not served by either bus route.

### ***Water***

The existing water system in West Linn includes a reliable long-term source of water and the water quality is excellent. Continued investment in distribution improvements is needed.

### ***Storm Drainage***

Overall, the storm drainage system is in variable condition as several areas were built without adequate drainage systems.

Recommended improvements in Marylhurst include replacing a number of under-capacity road and driveway culverts and under-capacity storm drains.

### ***Sanitary Sewer***

Upgrades are needed for several sewer segments throughout the neighborhood.

## Public Services

Public schools in West Linn are part of the West Linn-Wilsonville Oregon School District. There are no schools in the Marylhurst neighborhood. West Linn is served by its own police department and by the Tualatin Valley Fire and Rescue Service District. The West Linn Library of Clackamas County, which services Marylhurst, is located in the Bolton neighborhood.

MARYLHURST NEIGHBORHOOD ASSOCIATION

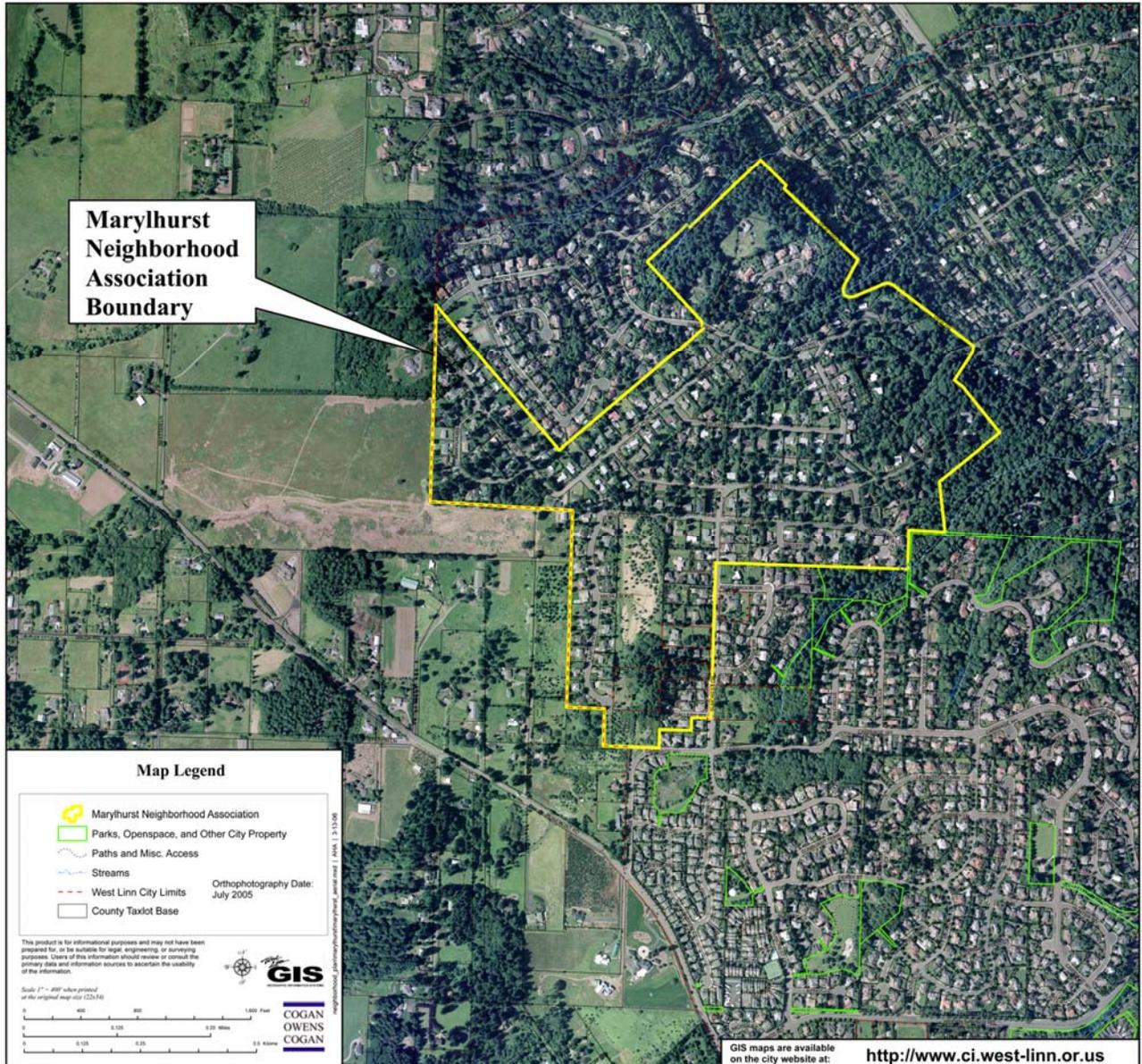
MARCH 2006

# Aerial Photography

**About Marylhurst Neighborhood Association:**

Number of Residential Households: 269  
Population Estimate: 745  
Land Area: 171 Acres  
Number of Residential Parcels: 286  
(Vacant Residential Parcels: 17)  
Number of City Owned Parcels (Parks, OS, other): 5  
Other Parcels (Homeowners, Common Spaces, etc.): 1  
County or State: 2

Household and Population estimates through December 31, 2005



**MARYLHURST NEIGHBORHOOD ASSOCIATION**

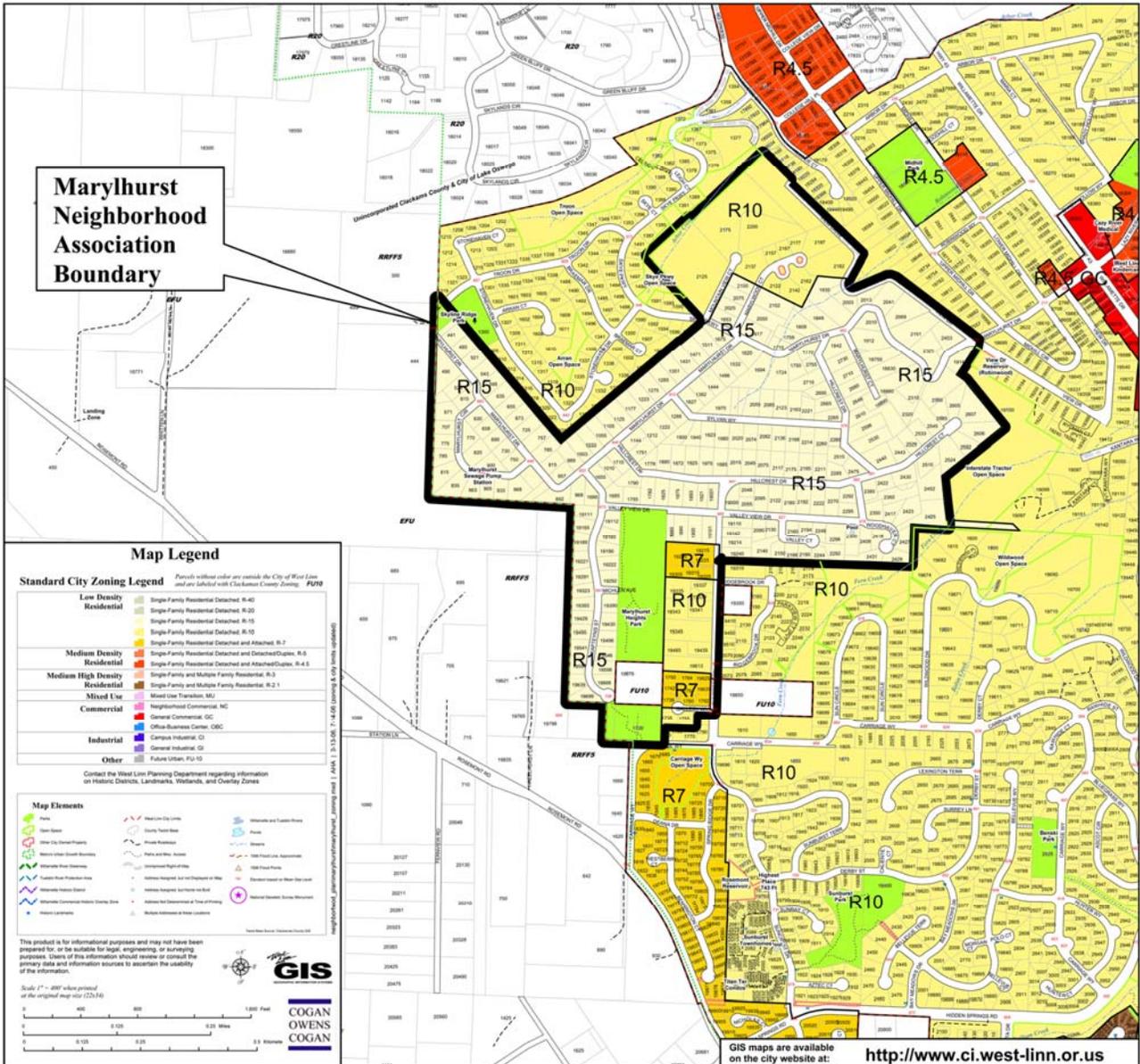
JULY 2006

# Zoning Map

**About Marylhurst Neighborhood Association:**

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**Marylhurst  
 Neighborhood  
 Association  
 Boundary**



**MARYLHURST NEIGHBORHOOD ASSOCIATION**

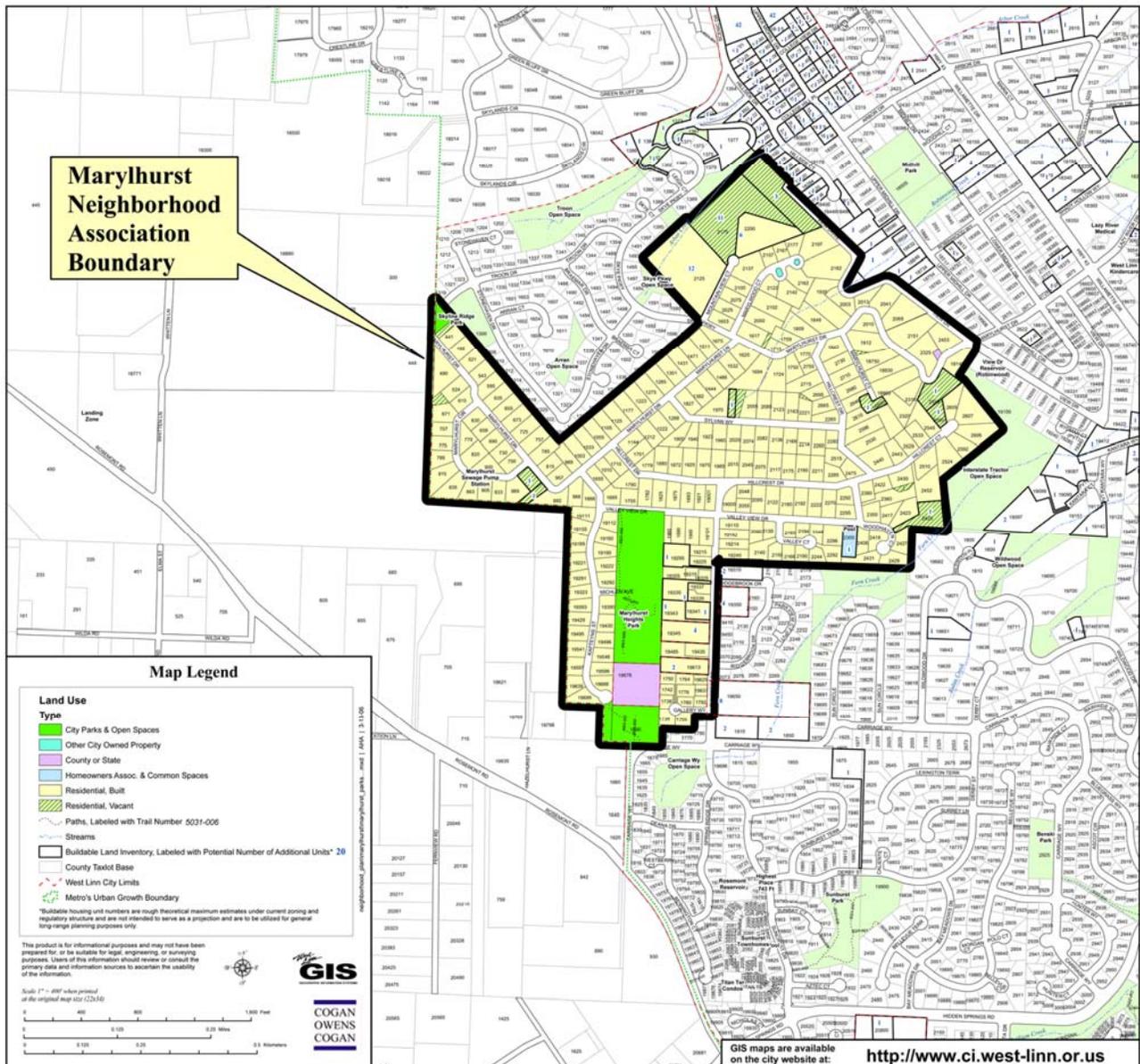
MARCH 2006

# Parks & Open Space

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*Household and Population estimates through December 31, 2005*



**Marylhurst  
 Neighborhood  
 Association  
 Boundary**

**Map Legend**

- Land Use Type**
- City Parks & Open Spaces
  - Other City Owned Property
  - County or State
  - Homeowners Assoc. & Common Spaces
  - Residential, Built
  - Residential, Vacant
  - Paths, Labeled with Trail Number 5031-006
  - ~ Streams
  - Buildable Land Inventory, Labeled with Potential Number of Additional Units\* 20
  - County Taxlot Base
  - West Linn City Limits
  - Metro's Urban Growth Boundary
- \*Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long range planning purposes only.

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or contact the primary data and information sources to ascertain the suitability of the information.

Scale 1" = 400' when printed at 8.5" x 11" (215.9 mm x 279.4 mm)

0 400 800 1,200 Feet  
 0 0.125 0.25 0.375 Miles

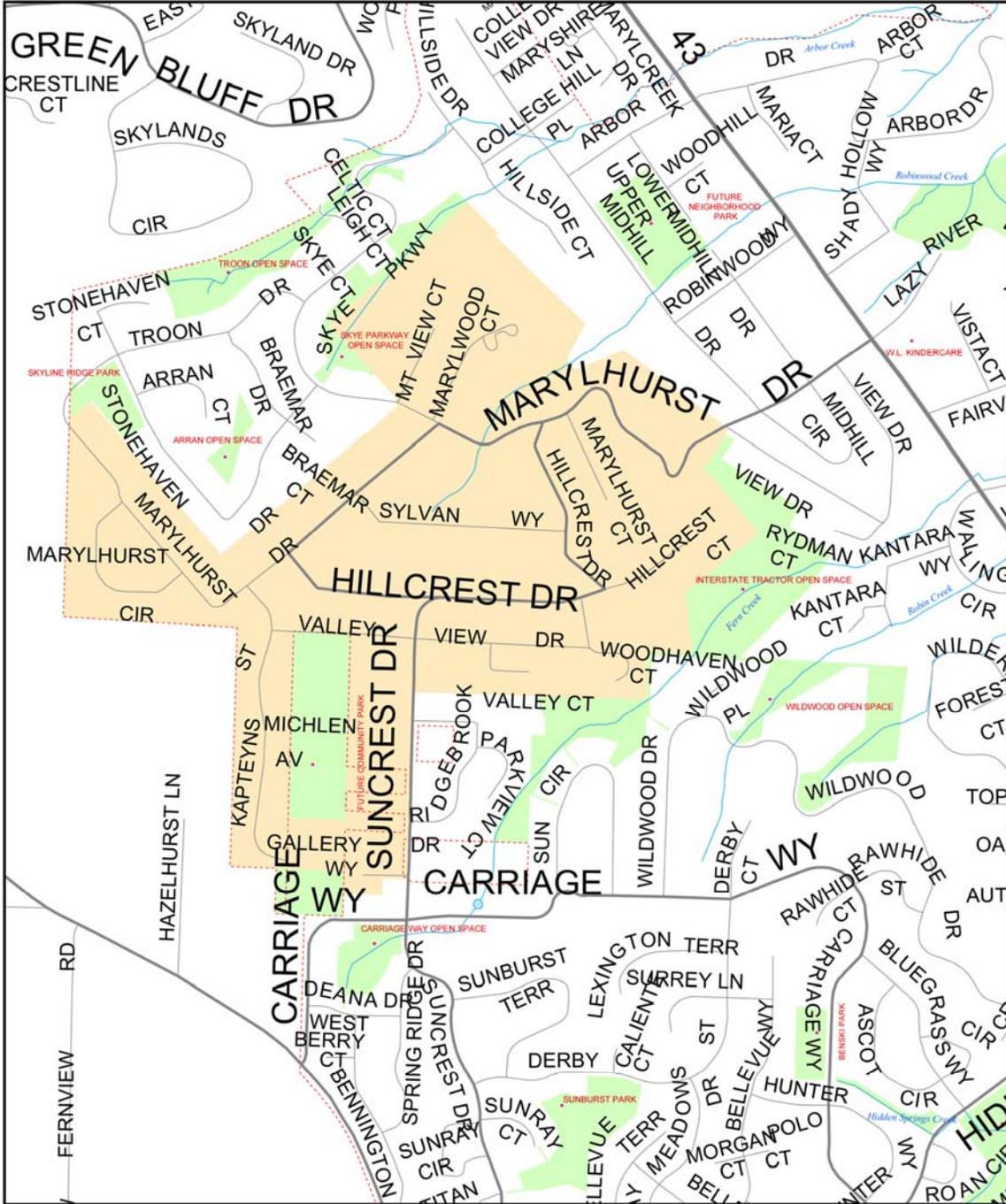
**GIS**  
 COGAN  
 OWENS  
 COGAN

GIS maps are available on the city website at: <http://www.ci.west-linn.or.us>



# Marylhurst Neighborhood Association STREET MAP

WEST LINN GIS, DECEMBER 2003



This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

## Neighborhood Vision

*The Marylhurst neighborhood is a safe, friendly and quiet neighborhood of homes where new additions blend in with the existing neighborhood character. We value our quality of life and want to nourish the natural environment, open spaces and old trees. We wish to see our infrastructure improved with continuity of our sidewalks given a high priority by the City.*

# Goals, Policies and Actions

## Goal 1. Public Safety

Maintain the Marylhurst neighborhood as a safe place to live and raise families.

**Policy 1: Keep neighborhood residents well-informed about how to prepare for emergencies.**

### ACTION

- 1. Work with the City to provide emergency preparedness and response education to neighborhood residents.

*Partners: City manager.*

**Policy 2: Undertake initiatives to reduce crime.**

### ACTIONS

- 1. Facilitate and support the development of neighborhood watch and safe house programs.
- 2. Educate neighbors about community policing.

*Partners: Police department.*

## Goal 2. Natural Environment

Maintain and improve the quality of the natural environment.

**Policy 1: Preserve and enhance water quality, wildlife habitat, trees and vegetation, slope stability and open spaces.**

### ACTIONS

- 1. Create a committee to work in conjunction with city staff to annually assess the enforcement of community development code, land and tree conservation easements and other regulations designed to protect natural resources.
- 2. Work with city staff to enforce the city's tree preservation ordinance by providing information and support.
- 3. Educate and encourage homeowners to care for natural resource land and maintain older trees with proper pruning methods.
- 4. Allow for pruning of trees to enhance views using guidelines approved by the city arborist.
- 5. Notify public utilities to prune trees that are in power lines or otherwise causing hazards.

*Partners: Public works, planning & building, city arborist, public utility companies.*

**Policy 2: Adopt and implement the Sustainable West Linn Strategic Plan "Recommendations for Neighborhoods, Schools and Civic Organizations."**

### ACTION

- 1. Place adoption of these recommendations on the MNA meeting agenda.

### Goal 3. Land Use

Preserve and enhance the character of the Marylhurst neighborhood as a peaceful and attractive community.

**Policy 1: Keep the Marylhurst neighborhood quiet and peaceful.**

#### ACTIONS

1. Work with the City to evaluate and enforce noise regulations.
2. Preserve existing open spaces to serve as a buffer from new development.
3. Limit truck and other traffic on neighborhood streets.

*Partners: Code enforcement, police department, planning and building.*

**Policy 2: Maintain current balance of land uses and density.**

#### ACTIONS

1. Maintain existing zoning (lot sizes) per the Comprehensive Plan or downzone residential lots to maintain current densities.
2. Restrict the creation of flag lots.
3. Restrict further subdivision of existing platted lots.
4. Ensure that the Neighborhood Association reviews, reports and recommends actions to the neighborhood on proposed projects and/or zoning changes as well as to provide testimony at public hearings.
5. Create a partnership with adjacent neighborhood associations to work together on shared zoning issues.

*Partners: Planning & building, adjacent neighborhoods.*

**Policy 3: Maintain the compatibility of Marylhurst's single-family homes.**

#### ACTIONS

1. Work with the City to review the community development code for neighborhood compatibility standards and strengthen if necessary:
  - Accessory dwelling units, tear downs, building height, lot coverage, setbacks, floor-to-area ratios and other standards.
2. Provide full opportunity for citizen involvement throughout the planning process.

*Partners: Planning & building, developers.*

**Policy 4: Take steps to ensure an attractive neighborhood appearance.**

#### ACTIONS

1. Enforce existing regulations intended to maintain the appearance of private property and address nuisances and safety concerns.
2. Educate neighborhood residents on city ordinances and procedures to file complaints.
3. Work with the City to host an annual neighborhood cleanup.

*Partners: Code enforcement*

**Policy 5: Incorporate the Arts into the neighborhood.**

#### ACTIONS

1. Include art in public projects in the neighborhood.
2. Identify places throughout the neighborhood to install public art and seek the support of arts organizations to implement such opportunities.

*Partners: Planning & building, developers.*

## Goal 4. Transportation

Ensure the safe and efficient movement of cars, bicycles and pedestrians.

**Policy 1: Minimize non-local traffic that cuts through the neighborhood.**

### ACTIONS

1. Participate in the West Linn Transportation System Plan Update process to develop a direct access from Skyline neighborhood to Rosemont Street that does not pass through the Marylhurst Neighborhood.
2. Use traffic calming techniques where speeding is frequent and endangers bicyclists and pedestrians.

*Partners: Public works, planning & building.*

**Policy 2: Improve automobile safety as necessary, especially along the neighborhood's steep curves.**

### ACTIONS

1. Work with the City to identify and prioritize areas in need of street repair.



2. Use traffic calming techniques to slow traffic along Marylhurst Drive and other collector streets.
  - Install raised, reflective yellow centerline markers and white shoulder stripe markers through both curves
  - Install a third chevron warning sign between the two existing signs
3. Reinforce sight distance standards.

*Partners: Public works, planning & building.*

**Policy 3: Develop and maintain safe and convenient bicycle lanes and paths to provide connectivity throughout the city and surrounding communities.**

**ACTION**

1. Work with the City to identify and develop bicycle lanes on appropriate streets in and adjacent to the neighborhood.

*Partners: Public works, planning and building.*

**Policy 4: Develop and maintain safe and convenient places for pedestrians, including sidewalks and other paths.**

**ACTIONS**

1. Provide the City with a list of priority areas in need of sidewalks or sidewalk repair.
2. Link Marylhurst sidewalks and off-street paths to those of adjacent neighborhoods and communities.
3. Ensure a safe pedestrian route from the Marylhurst Neighborhood to transit stops on Highway 43.

4. Provide the City with a list of priority areas for new streetlight installation, including Marylhurst Drive.

*Partners: Public works.*

**Policy 5: Augment the regions public transportation system.**

**ACTIONS**

1. Work with Metro to improve public transportation along Willamette Drive and to develop public transportation along Rosemont Drive; the two nearest arterials serving Marylhurst Neighborhood.
2. Work with the City and other partners to fund vans that connect Marylhurst residents to the regional transit system.

*Partners: Planning & building, Tri-Met, alternative transit systems.*

**Goal 5. Infrastructure**

Develop and maintain high-quality street, water, sewer and storm water infrastructure.

**Policy 1: Place power lines underground in conjunction with street construction/repair.**

**ACTION**

1. Ensure Marylhurst streets are on the list for placing utilities underground.

*Partners: Public works, planning & building.*

**Policy 2: Make improvements to the storm water system, including the replacement of under-capacity road and driveway culverts and storm drains.**

**ACTIONS**

1. Identify areas that lack adequate drainage and inform the Public Works Department.
2. Educate neighbors on how to report storm drainage problems in high water situations.
3. Encourage residents to keep storm drains free of debris and pollution.
4. Encourage residents to direct roof water into an on-site drainage system rather than directing water to the storm sewer.

*Partners: Public works.*

**Policy 3: Improve the sewer system.**

**ACTION**

1. Encourage the City to identify potential failures and replace sewer segments where necessary.

*Partners: Public works.*

**Policy 4: Maintain and improve the water distribution system.**

**ACTIONS**

1. Educate neighbors about water conservation and aquifer protection measures.
2. Maintain and improve pipelines, pump stations and reservoirs where necessary.

*Partners: Public works.*

**Policy 5: Encourage the City to construct green streets as part of new and re-development efforts.**

**ACTION**

*Identify areas to develop green streets.*

*Partners: Public works.*

**Goal 6. Parks and Recreation**

Provide a variety of recreational opportunities and facilities for Marylhurst residents.

**Policy 1: Develop Marylhurst Park according to the Marylhurst Park Master Plan to benefit Marylhurst residents and reduce negative impacts on adjacent properties.**

**ACTIONS**

1. Ensure that the proposed there is adequate off-street parking for its proposed uses and that increased traffic does not negatively affect the park's neighbors.
2. Ensure that park design and uses will provide adequate buffering for surrounding residences.
3. Construct a covered pavilion as part of the park's proposed facilities.
4. Create a multi-purpose room as part of the proposed facilities, to provide space for neighborhood association meetings and activities.

5. Develop a practice field free of any permanent structures.
6. Develop a multi-purpose path for runners and walkers.
7. Identify a site to plant a large, umbrella-like tree to serve as a community gathering place. Involve the community in donation and planting of the tree.
8. Encourage the inclusion of a labyrinth walk in the proposed park.

*Partners: Parks and recreation, planning & building, public works.*

**Policy 2: Acquire land and develop additional parks and recreational facilities that serve the Marylhurst neighborhood where possible.**

**ACTION**

1. Pursue acquisition of Department of Transportation property adjacent to the proposed Marylhurst Park.

*Partners: Parks and recreation.*

## Goal 7. Business

Provide an environment conducive to home-based businesses while preserving the neighborhood character.

**Policy 1: Encourage the City to invest in increased communications capacity.**

**ACTION**

1. Support putting any cell towers in locations that minimize impacts on neighborhood residents.

*Partners: Chamber of commerce, public works, planning & building, communications industry.*

## Goal 8. Neighborhood Involvement

Ensure Marylhurst is a welcoming place for new and current residents from all backgrounds.

**Policy 1: Encourage neighborhood involvement.**

**ACTIONS**

1. Establish a community meeting place and bulletin board.
2. Distribute neighborhood information via electronic and traditional means on a regular basis.
3. Develop meeting policies that foster openness, mutual respect, inclusiveness and consensus among participants, and produce positive results.

**Policy 2: Work with the City to develop a neighborhood gathering place.**

**ACTIONS**

1. Sponsor events that bring neighbors together in a social setting.
2. Encourage residents to organize block parties and other neighbor to neighbor activities.
3. Encourage use of the new Marylhurst Park as a gathering place.

# Action Chart

The following Action Chart summarizes policies and actions in table format. In addition, the chart identifies the relative priority of each action along with the agencies and organizations responsible for implementing the actions.

Recommended actions identified as having as a “short-term” priority are considered by the Neighborhood Association to be the most important. “Medium” priority action items are somewhat less important. “Long-term” actions are considered least important.

## ACTION CHART—MARYLHURST NEIGHBORHOOD PLAN

| Policies and Action Steps  | Timeframe        | Responsible Party(s) |             |                   |
|--|------------------|----------------------|-------------|-------------------|
| <b>GOAL 1. PUBLIC SAFETY</b>   |                  |                      |             |                   |
| <i><b>Policy 1: Keep neighborhood residents well-informed about how to prepare for emergencies.</b></i>                              |                  |                      |             |                   |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |
| 1. Work with the City to provide emergency preparedness and response education to neighborhood residents.                            | M                | •                    | ◦           |                   |
| <i><b>Policy 2: Undertake initiatives to reduce crime.</b></i>   |                  |                      |             |                   |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |
| 1. Facilitate and support the development of neighborhood watch and safe house programs.   | M                | •                    | ◦           | Police Department |
| 2. Educate neighbors about community policing.   | M                | •                    | ◦           | Police Department |
| <b>GOAL 2. NATURAL ENVIRONMENT</b>   |                  |                      |             |                   |
| <i><b>Policy 1: Preserve and enhance water quality, wildlife habitat, trees and vegetation, slope stability and open spaces.</b></i> |                  |                      |             |                   |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |

Legend: • = Lead role ◦ = Supporting role

S = Short-term action (1-2 years)

M = Medium-term action (3-5 years)

L = Long-term Action (6-10 years)

| Policies and Action Steps   | Timeframe        | Responsible Party(s) |             |                   |
|---|------------------|----------------------|-------------|-------------------|
| 1. Create a committee to work in conjunction with city staff to annually assess enforcement of the community development code, tree conservation easements and other regulations designed to protect natural resources. | M                | ◦                    | ●           |                   |
| 2. Work with city staff to enforce the City's tree preservation ordinance by providing information and support.   | M                | ◦                    | ●           |                   |
| 3. Educate and encourage homeowners to maintain older trees with proper pruning methods.  | M                | ◦                    | ●           |                   |
| 4. Allow for pruning of trees to enhance views using guidelines approved by the city arborist.  | M                | ●                    | ◦           |                   |
| 5. Notify public utilities to prune trees that are in power lines or otherwise causing hazards.   | M                | ●                    | ◦           | Public utilities  |
| <b>Policy 2: Adopt and implement the Sustainable West Linn Strategic Plan "Recommendations for Neighborhoods, Schools and Civic Organizations."</b>   |                  |                      |             |                   |
| <b>Action:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |
| 1. Place adoption of these recommendations on the MNA meeting agenda.   | M                | ●                    | ◦           |                   |
| <b>GOAL 3. LAND USE</b>   |                  |                      |             |                   |
| <b>Policy 1: Keep the Marylhurst neighborhood quiet and peaceful.</b>   |                  |                      |             |                   |
| <b>Actions:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |
| 1. Work with the City to evaluate and enforce noise regulations.  | S                | ◦                    | ●           | Police Department |
| 2. Preserve existing open spaces to serve as a buffer from new development.   | S                | ◦                    | ●           |                   |
| 3. Limit truck and other traffic on neighborhood streets.   | S                | ◦                    | ●           |                   |
| <b>Policy 2: Maintain current balance of land uses and density.</b>   |                  |                      |             |                   |
| <b>Actions:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>      |

**Legend:** ● = Lead role ◦ = Supporting role

S = Short-term action (1-2 years)

M = Medium-term action (3-5 years)

L = Long-term Action (6-10 years)

| Policies and Action Steps  | Timeframe        | Responsible Party(s) |             |                        |
|--|------------------|----------------------|-------------|------------------------|
| 1. Maintain existing zoning (lot sizes) per the Comprehensive Plan or downzone residential lots to maintain current densities.   | S                | ◦                    | ●           |                        |
| 2. Restrict the creation of flag lots.   | S                | ◦                    | ●           |                        |
| 3. Restrict further subdivision of platted lots.   | S                | ◦                    | ●           |                        |
| 4. Ensure that the Neighborhood Association reviews, reports and recommends actions to the neighborhood on proposed projects and/or zoning changes as well as to provide testimony at public hearings. | M                | ◦                    | ●           |                        |
| 5. Create a partnership with adjacent neighborhood associations to work together on shared zoning issues.  | M                | ●                    | ◦           | Adjacent neighborhoods |
| <b>Policy 3: Maintain the unique and consistent architectural style of the Maryhurst's single family homes.</b>  |                  |                      |             |                        |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>           |
| 1. Work with the City to review the community development code for neighborhood compatibility standards and strengthen if necessary.   | S                | ◦                    | ●           |                        |
| 2. Provide full opportunity for citizen involvement throughout the planning process.   | M                | ◦                    | ●           |                        |
| <b>Policy 4: Take steps to ensure an attractive neighborhood appearance.</b>   |                  |                      |             |                        |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>           |
| 1. Enforce regulations intended to maintain the appearance of private property and address nuisances and safety concerns.  | S                | ●                    | ◦           | Code enforcement;      |
| 2. Educate neighborhood residents on city ordinances and procedures to file complaints.  | S                | ●                    | ◦           | Code enforcement       |
| 3. Work with the City to host an annual neighborhood cleanup.  | M                | ◦                    | ●           |                        |
| <b>Policy 5: Encourage the inclusion of public art as an aspect of new neighborhood development.</b>   |                  |                      |             |                        |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>           |
| 1. Include art in public projects in the neighborhood.   | M                | ◦                    | ●           |                        |

**Legend:** ● = Lead role ◦ = Supporting role

S = Short-term action (1-2 years)

M = Medium-term action (3-5 years)

L = Long-term Action (6-10 years)

| Policies and Action Steps   | Timeframe        | Responsible Party(s) |             |              |
|---|------------------|----------------------|-------------|--------------|
| 2. Identify places throughout the neighborhood to install public art and seek the support of arts organization to implement such opportunities.   | M                | •                    | ◦           |              |
| <b>GOAL 4. TRANSPORTATION</b>   |                  |                      |             |              |
| <b><i>Policy 1: Minimize out-of-town traffic that cuts through the neighborhood.</i></b>  |                  |                      |             |              |
| <b>Actions:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Participate in the Transportation System Plan Update process to develop a direct access from Skyline Neighborhood to Rosemont Street that does not pass through the Marylhurst Neighborhood. | S                | •                    | ◦           |              |
| 2. Use traffic calming techniques where speeding is frequent and endangers bicyclists and pedestrians.  | S                | ◦                    | •           |              |
| <b><i>Policy 2: Improve automobile safety as necessary, especially along the neighborhood's steep curves.</i></b>   |                  |                      |             |              |
| <b>Actions:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Work with the City to identify and prioritize areas in need of street repair.  | S                | •                    | ◦           |              |
| 2. Use traffic calming techniques to slow traffic along Marylhurst Drive and other collector streets.   | S                | ◦                    | •           |              |
| 3. Reinforce sight distance standards.  | M                | ◦                    | •           |              |
| <b><i>Policy 3: Develop and maintain safe and convenient bicycle lanes and paths to provide connectivity throughout the city and surrounding communities.</i></b>                               |                  |                      |             |              |
| <b>Action:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Work with the City to identify and develop bicycle lanes on appropriate streets in and adjacent to the neighborhood.   | M                | •                    | ◦           |              |
| <b><i>Policy 4: Develop and maintain safe and convenient places for pedestrians, including sidewalks and other paths.</i></b>   |                  |                      |             |              |
| <b>Actions:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Provide the City with a list of priority areas in need of sidewalks or sidewalk repair.  | S                | •                    | ◦           |              |

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| Policies and Action Steps  | Timeframe | Responsible Party(s) |      |                                |
|--|-----------|----------------------|------|--------------------------------|
| 2. Link Marylhurst sidewalks and off-street paths to those of adjacent neighborhoods and communities.  | M         | ◦                    | ●    |                                |
| 3. Ensure a safe pedestrian route from the Marylhurst Neighborhood to transit stops on Highway 43.   | S         | ◦                    | ●    |                                |
| 4. Provide the City with a list of priority areas for new streetlight installation, including Marylhurst Drive.  | M         | ●                    | ◦    |                                |
| <b><i>Policy 5: Augment the region's public transportation system.</i></b>   |           |                      |      |                                |
| Actions:   | Timeframe | MNA                  | City | Other                          |
| 1. Improve public transportation along Willamette Drive and develop public transportation along Rosemont Drive; the two nearest arterials serving Marylhurst Neighborhood. | M         | ◦                    | ●    | Tri-Met, Metro                 |
| 2. Work with the City and other partners to fund vans that connect Marylhurst residents to the regional system.  | L         | ◦                    | ●    | Tri-Met, other transit systems |
| <b>GOAL 5. INFRASTRUCTURE</b>  |           |                      |      |                                |
| <b><i>Policy 1: Place power lines underground in conjunction with street construction/repair.</i></b>  |           |                      |      |                                |
| Action:  | Timeframe | MNA                  | City | Other                          |
| 1. Ensure Marylhurst streets are on the list for placing utilities underground.  | S         | ◦                    | ●    |                                |
| <b><i>Policy 2: Make improvements to the storm water system, including the replacement of under-capacity road and driveway culverts and storm drains.</i></b>              |           |                      |      |                                |
| Actions:   | Timeframe | MNA                  | City | Other                          |
| 1. Identify areas that lack adequate drainage and inform the Public Works Department.  | M         | ●                    | ◦    |                                |
| 2. Educate neighbors on how to report storm drainage problems in high water situations.  | M         | ●                    | ◦    |                                |
| 3. Encourage residents to keep storm drains free of debris and pollution.  | M         | ●                    | ◦    |                                |
| 4. Encourage residents to direct roof water into an on-site drainage system rather than directing water to the storm sewer.  | L         | ●                    | ◦    |                                |

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| Policies and Action Steps  | Timeframe        | Responsible Party(s) |             |              |
|--|------------------|----------------------|-------------|--------------|
| <b><i>Policy 3: Improve the sewer system.</i></b>  |                  |                      |             |              |
| <b>Action:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Encourage the City to identify potential failures and replace sewer segments where necessary.   | M                |                      | •           |              |
| <b><i>Policy 4: Maintain and Improve the water distribution system.</i></b>  |                  |                      |             |              |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Educate neighbors about water conservation and aquifer protection measures.   | L                | •                    | ◦           |              |
| 2. Upgrade pipelines, pump stations and reservoirs where necessary.  | M                | ◦                    | •           |              |
| <b><i>Policy 5: Encourage the City to implement green streets as part of new and re-development efforts.</i></b>   |                  |                      |             |              |
| <b>Action:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Identify places to develop green streets.   | M                | ◦                    | •           |              |
| <b>GOAL 6. PARKS AND RECREATION</b>  |                  |                      |             |              |
| <b><i>Policy 1: Develop Marylhurst Park according to the Marylhurst Park Master Plan to benefit Marylhurst residents and reduce negative impacts on adjacent properties.</i></b> |                  |                      |             |              |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b> |
| 1. Ensure the proposed Marylhurst Park has adequate off-street parking for its proposed uses and that increased traffic does not negatively affect the park's neighbors.         | S                | ◦                    | •           |              |
| 2. Ensure that park design and uses will provide adequate buffering from surrounding residences.   | S                | ◦                    | •           |              |
| 3. Construct a covered pavilion as part of the park's proposed facilities.   | S                | ◦                    | •           |              |
| 4. Create a multi-purpose room as part of the proposed facilities, to provide space for neighborhood association meetings and activities.  | S                | •                    | ◦           |              |
| 5. Develop a practice filed free of permanent structures.  | S                | ◦                    | •           |              |

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| Policies and Action Steps  | Timeframe        | Responsible Party(s) |             |  |
|--|------------------|----------------------|-------------|--|
| 6. Develop a multi-purpose path for runners and walkers.   | S                | ◦                    | ●           |  |
| 7. Identify a site to plant a large, umbrella-like tree to serve as a community gathering place. Involve the community in donation and planting of the tree. | M                | ●                    | ◦           |  |
| 8. Encourage the inclusion of a labyrinth walk in the proposed Park.   | M                | ●                    | ◦           |  |
| <b><i>Policy 2: Acquire land and develop additional parks and recreational facilities that serve the Marylhurst Neighborhood where possible.</i></b>         |                  |                      |             |  |
| <b>Action:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>                                 |
| 1. Pursue acquisition of Department of Transportation property adjacent to the proposed Marylhurst Park.   | L                | ◦                    | ●           |  |
| <b>GOAL 7. BUSINESS</b>  |                  |                      |             |  |
| <b><i>Policy 1: Encourage the City to invest in increased communications capacity.</i></b>   |                  |                      |             |  |
| <b>Action:</b>   | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>                                 |
| 1. Support putting any cell towers in locations that minimize impacts on neighborhood residents.   | M                | ◦                    | ●           | Chamber of Commerce; Communications industry |
| <b>GOAL 8. NEIGHBORHOOD INVOLVEMENT</b>  |                  |                      |             |  |
| <b><i>Policy 1: Encourage neighborhood involvement.</i></b>  |                  |                      |             |  |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>                                 |
| 1. Establish a community meeting place and bulletin board.   | M                | ●                    | ◦           |  |
| 2. Distribute neighborhood information via electronic and traditional means on a regular basis.  | S                | ●                    | ◦           |  |
| 3. Develop meeting policies that foster openness, mutual respect, inclusiveness and consensus among participants, and produce positive results.              | S                | ●                    | ◦           |  |
| <b><i>Policy 2: Work with the City to develop a neighborhood gathering place.</i></b>  |                  |                      |             |  |
| <b>Actions:</b>  | <b>Timeframe</b> | <b>MNA</b>           | <b>City</b> | <b>Other</b>                                 |

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| Policies and Action Steps   | Timeframe | Responsible Party(s) |   |  |
|---|-----------|----------------------|---|--|
| 1. Sponsor events that bring neighbors together in a social setting.                        | S         | •                    | ◦ |  |
| 2. Encourage residents to organize block parties and other neighbor to neighbor activities. | S         | •                    | ◦ |  |
| 3. Encourage use of the new Marylhurst Park as a gathering place.                           | S         | •                    | ◦ |  |

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