

# Evergreen Neighborhood Association



## Neighborhood Plan

Adopted November, 2005

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A COOPERATIVE EFFORT BETWEEN  
THE EVERGREEN NEIGHBORHOOD ASSOCIATION  
AND THE CITY OF LAKE OSWEGO



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EVERGREEN NEIGHBORHOOD PLAN

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EVERGREEN NEIGHBORHOOD PLAN

## **NEIGHBORHOOD CHARACTER STATEMENT**

### **The Neighborhood Today**

The Evergreen Neighborhood, 98 acres in total, encompasses the area between State Street on the east and 10<sup>th</sup> Street and Berwick Road on the west. “A” Street is the north boundary. Lakewood Bay forms the boundary on the south. The east end of the neighborhood is primarily commercial, as is “A” Avenue from State Street to 7<sup>th</sup> Street. Adjoining the east end commercial district are several blocks zoned high density residential, including occupant-owned townhouses and apartments. Predominantly, however, the neighborhood is single family residential, dominated by many trees and with a variety of housing styles.

Evergreen is a complete, integrated community, with shopping, dining, churches, recreation and regional transit, all within easy walking distance, making it feel like a safe, convenient, friendly small town. It is a unique and desirable place to live, work and visit.

Commercial areas are alive and well, with businesses offering a wealth of quality, affordable goods and services. Supermarkets and restaurants complete the “mix” for a self-sufficient community. New development architecture is high-quality, and public art is displayed on downtown streets. Having the Lake Oswego City Hall and Police Station located in the Neighborhood is a great convenience. The community Post Office is only a block away.

Recreation opportunities abound. The Lakewood Bay Easement provides swimming, boating and other water-oriented opportunities for many neighbors. Family picnics are held at a small green space on 3rd Street. Millennium Park Plaza is the focal point for a Farmers’ Market, outdoor concerts, and other special events. The City Library and Adult Community Center are close by; a cinema and wonderful live theater are only a few blocks to the South.

The community’s residential areas are quiet and restful. Contributing to the quality of life are: a diversity of housing styles, a village atmosphere, pedestrian-friendly narrow streets with canopies of trees, lake front access, green spaces and safe access to public transit and commercial areas. Evergreen Road is a particularly pleasant and useful walking street, with complete east – west connections between residential, commercial and recreational areas.

### **Our Vision for Evergreen (a statement from the neighborhood)**

We see our neighborhood as an interrelated community with economic vitality and the compact activities of daily living within walking distance. We want to maintain and enhance the things we hold dear, including pedestrian safety, and the convenience of shopping and recreation. We value the small town atmosphere with the broad range of housing types and price levels to bring people of diverse ages and incomes into daily interaction.

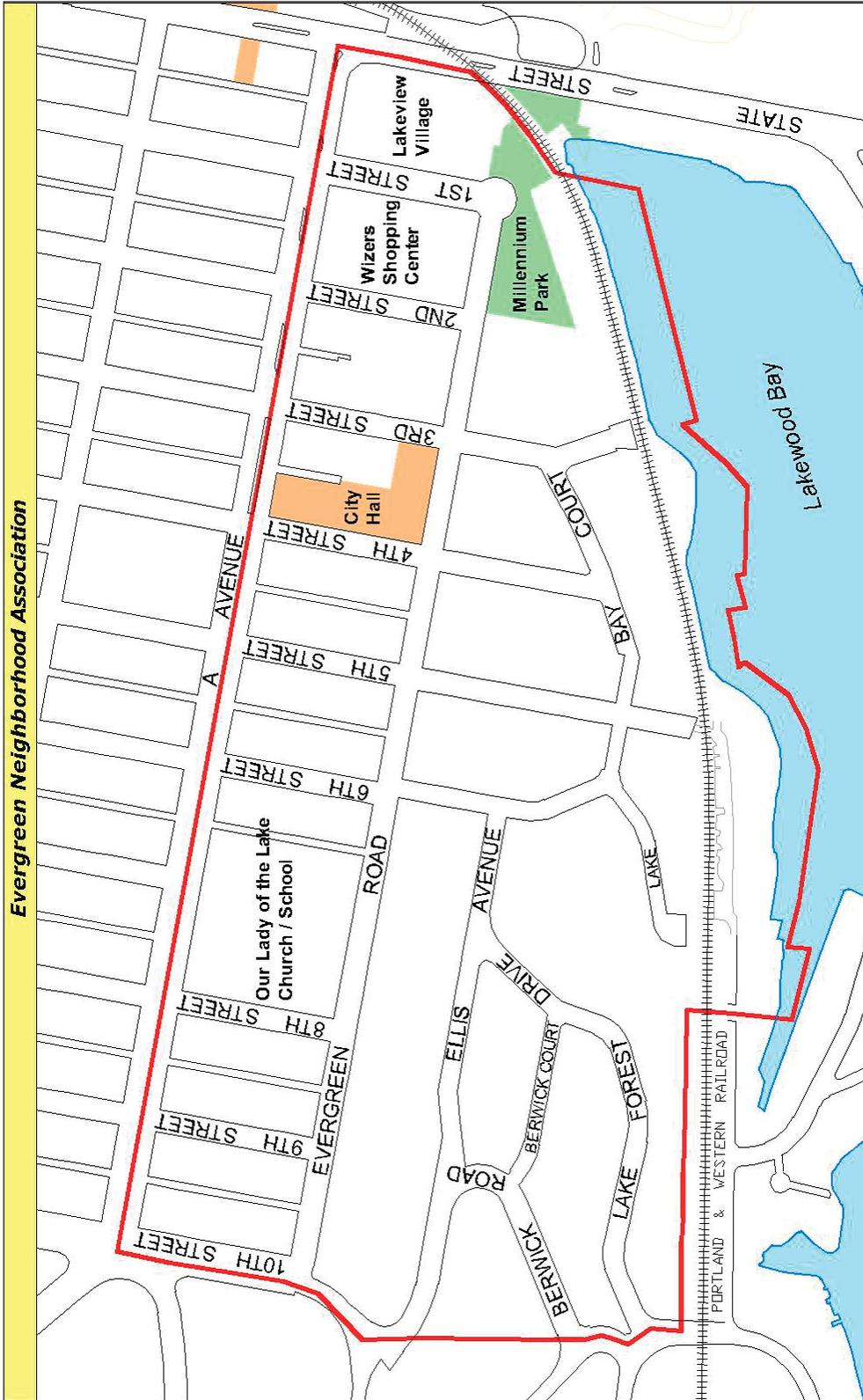
Challenges will include dealing with higher levels of activity relating to commerce and Lake Oswego area growth, with the resulting traffic and housing pressures. Preservation of the historical patterns of the neighborhood and conservation of the natural environment will be critical.

Key action areas to maintain and improve the Neighborhood include enhancing street design, especially Evergreen Road, for walking and bicycling safety, formalizing and improving the Evergreen/3rd Street park, working with the City and developers to influence the mix and impact of commerce, and ensuring that Evergreen remain an authentic community with architectural projects seamlessly linked to the surrounding neighborhood.

This is our vision for the Evergreen Neighborhood.



Sunset on Lakewood Bay



Evergreen Neighborhood Association

# EVERGREEN NEIGHBORHOOD PLAN

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EVERGREEN NEIGHBORHOOD PLAN

## **BACKGROUND AND INFORMATION**

### **Neighborhood Planning Program**

In 1993, the City of Lake Oswego adopted a Neighborhood Planning Program to provide neighborhoods in the City an opportunity to develop a vision and corresponding customized guidance on matters of land use, building, site design, parking and street design and maintenance. The program was designed to go beyond the general guidance in the City's Comprehensive Plan, in order to address more localized and specific neighborhood needs. The Evergreen Neighborhood Plan is intended to retain or enhance those aspects of the neighborhood that contribute to its quality of life: diversity of housing and occupants, quiet village atmosphere, walkable narrow streets with canopy of trees, and safe access to public transit, parks and commercial uses. To accomplish this, the plan proposes strategies for general land use, transportation, commercial and residential land use, parks and recreation, and natural open space.

The Neighborhood Plan, as a set of goals, policies and recommended action measures, will become part of the City of Lake Oswego Comprehensive Plan. Status as a part of the Comprehensive Plan assures that the goals and policies will be carefully weighed when changes in land use designations and regulations within the neighborhood are considered. Additionally, the goals and policies of the Evergreen Neighborhood Plan will provide overall guidance to the development of new regulations, which will be binding on future development in the neighborhood.

#### **Background and History**

Evergreen became an officially recognized Lake Oswego neighborhood association in 1976. The Evergreen Neighborhood has changed dramatically over its short history. The blocks between A Avenue and Evergreen Road (then named First Street) were first platted as the First Addition Extension before 1910. Some early homes were built in that area. Until the 1940's the entire area south of Evergreen Road to Lakewood Bay was forested.

Lake Bay Homes and later Lake Bay Homes Addition were platted in the early 1940's, with new residential streets added. In the decade after WW II most of the existing homes in Evergreen were built. The last major change to the single-family residential area of the neighborhood was the 1950 addition of Our Lady of the Lake Catholic Church and school, built with a conditional use variance in the R-7.5 zone.

Many of the older homes from the early 1900's were demolished to allow for commercial and high density residential in the East End, Downtown Business District and along "A" Avenue. The most dramatic changes in the downtown have occurred in the past few years with the East End Redevelopment. The residential part of the neighborhood has continued to evolve through remodels and upgrades.

## The Evergreen Neighborhood Plan

### The Planning Process

In the Spring of 2003 the Evergreen Neighborhood Coordinating Council identified the need to develop a neighborhood plan. A five member planning committee was named at a neighborhood meeting on June 12, 2003. Their work for the next five months culminated at a general neighborhood meeting in December where small groups discussed a list of issues, concerns, and opportunities, deleting some and adding or changing others. A draft plan, developed from this input in December, was presented for public review at another general meeting in June 2004.

In September, 2004 the Evergreen Neighborhood Coordinating Council applied to the City of Lake Oswego to have the neighborhood plan reviewed and approved by the City Council. The planning committee worked with City staff and provided new draft chapters for review at the March, 2005 Evergreen Neighborhood Association general membership meeting. With the assistance and support of a City of Lake Oswego Long-Range Planner, a final draft plan was presented on a Saturday morning in June after a meeting of the Lake Oswego Neighborhood Action Coalition (LONAC). A second open house was held during the General Meeting of the Evergreen Neighborhood Association on July 24, 2005. Every member of the Association was mailed a notice of this meeting.

### Organization of the Evergreen Plan

The Evergreen plan contains the following sections.

- Land Use: Commercial and Residential – describes land use downtown, multi-family, and single family residential, and outlines the character of Evergreen and the challenges as building and redevelopment continue.
- Transportation – discusses the value of our narrow, pedestrian-friendly streets and the ways of retaining their benefits while dealing with increasing traffic pressures.
- Open Spaces, Scenic & Historic Areas & Natural Resources – wetlands and Oswego Lake.
- Parks and Recreation – addresses the neighborhood’s need for park facilities and operational issues related to existing facilities.

Each section of the plan is divided into background information, neighborhood goals, policy statements, and recommended action items. The background information includes a description of the existing character that is to be retained, enhanced, or rehabilitated. It may also contain a statement of a desired future character that does not now exist but can be created.

Policies are statements of what must be done to achieve a desired result. The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use such as public facility plans, and zoning and development standards. Neighborhood Plan policies further neighborhood goals, but must also be consistent with the Comprehensive Plan.

Action items are recommended projects, standards, or courses of action for the City and for the Evergreen Neighborhood Association. The completion of these items will depend on a number of factors such as citizen priorities, finances, staff availability, etc. These statements are suggestions to future City decision-makers and Neighborhood Association leaders as ways to implement the goals and policies. The listing of recommended action measures in the Plan does not obligate the City or the Association to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan or its Neighborhood Plan chapters. There are cases where Neighborhood Association action items are not supported by current City policy. The inclusion of Association action items in a Neighborhood Plan should not be construed to be a statement of support by the City's policy-making bodies [Planning Commission and City Council] to those Association action items; it is merely a listing of actions the Association wishes to support.

### Relationship Between The Evergreen Neighborhood Plan and Existing Plans and Policies

The Evergreen Neighborhood Plan, which is part of the Lake Oswego Comprehensive Plan, must respond to changing conditions and circumstances. Updates are required as part of periodic review of the Comprehensive Plan to address changed and unanticipated circumstances that occur over time. Also, because the Evergreen Plan is intended to “comprehensively address” land use policy issues in the neighborhood, and the neighborhood is part of the City as a whole, there are no parts of either the City's Comprehensive Plan or the Evergreen Neighborhood Plan which can be considered separately from other parts. All Plan goals and policies are intended to be supportive of one another. The City's Comprehensive Plan and its Neighborhood Plan elements occupy center stage for directing Lake Oswego's future. However, other planning activities and documents are also important. Other plans such as the Park and Recreation Master Plan, Transportation System Plan, the various public facility plans, the Capital Improvement Plan and other Area Plans require consideration when making land use decisions. However, any portion of these plans and any related action dealing with land use must be consistent with the policy direction of the Comprehensive Plan and its Neighborhood Plan chapters.

The Neighborhood Plan elements of the Comprehensive Plan are implemented by the Community Development Code. The Comprehensive Plan does not contain specific standards for development. Instead it provides the policy basis for specific standards and procedures of the Community Development Code that are used to review new development and modifications to existing development. However, the Plan is applicable to legislative and some quasi-judicial decisions such as Plan and Zone Map amendments and certain other land use actions, which must address applicable Plan goals and policies. These include actions such as conditional uses and text changes to the City's Community Development codes.

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## LAND USE: RESIDENTIAL

### Existing Conditions

#### Single-family Residential

The single-family detached residential area of Evergreen Neighborhood consists primarily of single-story, ranch style<sup>1</sup> houses. Other architectural styles prominent in that area of the neighborhood include Cape Cod<sup>2</sup> and Craftsman/Bungalow<sup>3</sup> styles. Most houses are modest in scale (less than 2,500 square feet) and characterized by the use of natural building materials, window and door openings emphasized with trim, and gable and hip roof forms. Few detached homes in the neighborhood exceed 1 1/2 stories<sup>4</sup> or between 20-26 feet in height. The area is designated and zoned R-7.5 in the City's Comprehensive Plan and Zone Map. That zone sets a minimum lot size of 7,500 square feet. The styles of dwellings coupled with large, old trees create the atmosphere of a small, safe, quiet, rural village. The maintenance of this atmosphere preserves residential quality of life as well as property values. Commercial and public interests are served by maintaining the beauty of the neighborhood environment.

#### Attached and Multi-family Residential

There are currently 39 townhouses between Third Street, Evergreen Road, Second Street and A Avenue. There are 15 row-house style condominiums facing Fourth Street. There are 18 condominiums and 5 lofts facing Lakewood Bay. All of these properties have their own garages that are located behind or under the buildings and are therefore not seen from the street. All are architecturally compatible with their surroundings such as the Lake View Village development. In addition, there are two apartment complexes facing Evergreen and Third Street containing 68 apartments. The two apartment complexes have off street parking woven between the buildings for the use of their residents. These high-density structures have attractive landscaping between the street and the buildings. None of the buildings exceed three stories in height. Area residents are able to walk to the many amenities available in this area.

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<sup>1</sup>Ranch Style: Ranch style homes are usually built from natural materials (wood floors and wood or brick exteriors). Ranch homes lack much decorative detailing on the exterior aside from shutters or roof supports. Windows are large (usually double hung or picture windows) and often include sliding doors to a patio or deck.

<sup>2</sup>Cape Cod: Cape Cod style homes usually have two levels of living area featuring a steep roof slope and dormers. The design is generally symmetrical and does not feature much overhang or other ornamentation. The area of the second floor is usually 40-75% the area of the ground floor.

<sup>3</sup>Craftsman/Bungalow: Craftsman or Bungalow style homes typically have 1 or 1.5 stories and a low, pitched roof. They often have porches on the front with decorative square columns. Decorative stained glass windows are also popular on these homes.

<sup>4</sup>1 ½ Stories: A residence with two levels of living area featuring a steep roof slope and dormers. The area of the second floor is smaller in area than the ground floor.

In addition to the buildings noted above there are several small rental units in an area bounded by Evergreen and A Avenue and Fifth Street and Sixth Street. These include three duplexes, a four unit building and a six unit building. Duplexes and fourplexes are not currently allowed by the City's Community Development Code. There are some legal, non-conforming uses in the neighborhood that could not be rebuilt without a variance.

## Neighborhood Goals

Maintain and enhance the appearance and character of the residential areas of the Evergreen neighborhood.

The neighborhood's primary goal is the preservation of the single-family, detached, residential character and the unique aesthetic of the existing neighborhood. In order to maintain the integrity of this character, new buildings, single-family and multifamily, should blend with the architectural styles and scale of existing structures on the same block face as the proposed development and on the block face across the street. Additionally, good transitions should remain between different densities of housing development and commercial. The neighborhood is very concerned about encroachment of commercial or higher density housing (R-0, R-2, R-3, R-5, EC) into the single-family area of the neighborhood, defined by what is currently zoned R-7.5 as shown in the map at the end of this chapter.

Consensus among neighbors is that the preservation of existing single-family dwellings is important to maintaining the character of the neighborhood. Experience has shown that newer homes are typically larger than the houses they replace. Therefore, the Evergreen neighborhood would like the Community Development Code to encourage remodels, where appropriate, instead of tearing down existing homes. Houses with non-conforming status can encounter a very difficult time attempting to remodel. It is the hope that opportunities can be identified in the future to make remodeling an existing home easier.

The neighborhood would like to protect the existing greenscape in the neighborhood through preservation of existing trees and landscaping, by requiring tree planting with new development and through regular updates to the City's tree removal and tree protection policies city-wide. Evergreen would like the City to enact a requirement that all development in the Evergreen neighborhood including single-family dwellings plant street trees to:

- a. Produce a continuous tree canopy over the street,
- b. Reduce the apparent scale or size of the street, and
- c. Enhance the beauty of the neighborhood.

### Existing City Codes and Background

There are many ways in which the existing Community Development Code supports the neighborhood's goals.

The Residential Infill Design additions to the Community Development Code in 2003 introduced the concept of a front setback plane into residential zones in the City. This regulatory control helps to reduce the perceived size of new structures at the street. The Evergreen neighborhood supports the inclusion of this regulation, and others such as lot coverage, yard setbacks and height restrictions which diminish the perceived size of homes built in the neighborhood that are significantly larger than existing single-family, detached structures. Since the Infill Design additions have only been in effect for a few years there is not strong evidence for how they are affecting the Evergreen neighborhood. The neighborhood supports ongoing observation and continued improvement to these standards to make sure they have their intended effect.

Current City codes require that when a development creates a public or private street, or a parking lot, lights used to illuminate parking lots and pathways shall not produce annoying or disabling glare at normal viewing angles. Effort, however, is required to make sure these codes are enforced after development is complete. The neighborhood wishes to work with the City to assure compliance with all existing regulations to diminish light trespass.

Another concern for Evergreen neighbors has been the visual impact of residential garages and parking facilities in the neighborhood. The 2003 Community Development Code Infill Code Amendments addresses garages in the R-7.5 zone in Article 50.08.055, requiring that they be directed away from the street, or set back from the front of the house (subject to certain exceptions and exemptions).

The City's Tree Code (LOC Chapter 55) seeks to preserve trees in the neighborhood that are greater than 5" DBH (diameter at breast height). The neighborhood supports regular assessments of the tree code by a committee or commission of Lake Oswego residents to assure that it is indeed protecting the City's existing trees to the greatest extent possible.

The current code (LOC 50.69) is intended to insure that proposed conditional uses are as compatible as practical with surrounding uses. One of the three requirements for approval of a conditional use is, "[t]he functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity." However, there have been conflicts in the past between conditional uses in the Evergreen neighborhood and surrounding residential neighbors. Conflicts have included: unwanted light trespass and glare from building and parking lots into the residential area, noise levels that are higher than desired in a residential area, a lack of compatibility in design and size between residential and conditional uses and a lack of barriers which might visually or audibly buffer these impacts. A concern exists that the expansion of existing conditional use facilities or the approval of new conditional uses will exacerbate these problems.

At the time an application is reviewed, LOC 50.69 provides a way for the hearing body, or the City Manager, in the case of a minor modification, to impose conditions to assure compatibility of the proposed use with other uses in the vicinity. These conditions include, but are not limited to:

- a. Limiting the manner in which the use is conducted, by restricting the time an activity may take place and by minimizing such environmental effects as noise, vibration, air pollution, glare and odor.
- b. Limiting the location and intensity of outdoor lighting, requiring its shielding, or both.
- c. Limiting the height, size or location of a building or other structure.
- d. Designating the size, number, location and design of vehicle access points.
- e. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or truck loading area.
- f. Requiring berming, screening or landscaping and designating standards for its installation and maintenance.

The Lake Oswego Comprehensive Plan addresses zone changes in residential neighborhoods in Goal 2, Land Use Planning. Section 1, Policy 5 directs the City to, “maintain residential neighborhoods at existing zone and plan density designations,” except where certain criteria can be met. The full text of this section of the Comprehensive Plan, at the time this document was produced, is provided as Appendix 1.

Policies

- 1) Work to ensure that development occurs in a way that is compatible with the unique character of the Evergreen neighborhood.
- 2) Preserve the existing fabric of the neighborhood by developing incentives to remodel existing homes, where feasible, instead of tearing down and rebuilding single-family, detached residential properties.

Action Items

City Responsibility:

- 1) To promote compatibility between non-compliant development reviewed through Residential Infill Design (RID) review process, create Evergreen Neighborhood Design Objectives to serve as a guide for Residential Infill Design (RID) review applications.
- 2) Recommend improvements to the Infill Standards as needed.
- 3) Together with the Evergreen Neighborhood Association, prepare for Planning Commission review, a recommended Overlay Zone for the R 7-5 area of the Evergreen Neighborhood to specify the following requirements:
  - a. To assure more consistency between buildings, accessory structures in the detached, single-family area of the Evergreen neighborhood, including garages, should have the same roof pitch as the primary structure.
  - b. To limit new home construction to 1 ½ stories in height, the front setback plane requirement shall extend upward 16 feet (instead of 20 feet) before sloping back at a 6:12 pitch.
  - c. Encourage the rehabilitation of existing structures with respect to setbacks for homes built prior to 1950.

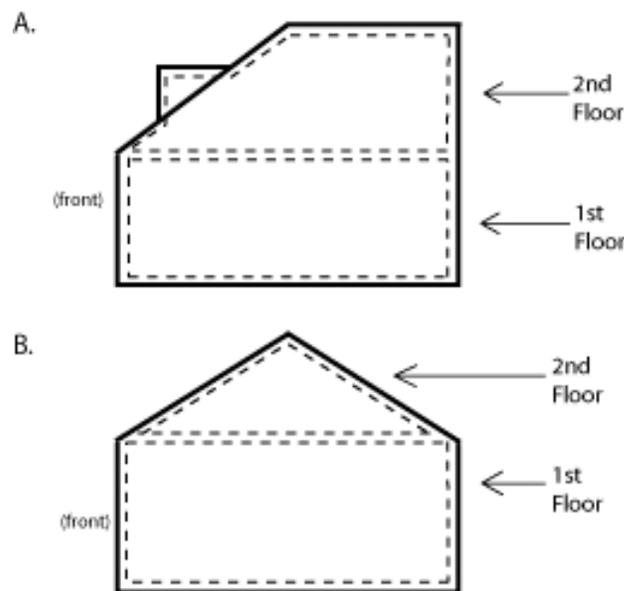
- 4) Prepare for Planning Commission review, a City-wide amendment to the Community Development Code requiring:
  - a. Two (2) street trees for every 50 feet of street frontage as a condition of approval for a new structure in the residential zones of the City. Existing street trees can be counted in order to comply with this requirement, as long as the type, location and viability of the existing trees are sufficient to provide a full streetscape of trees. Waivers to this requirement shall be allowed for situations where street trees are not appropriate.

Neighborhood Responsibility:

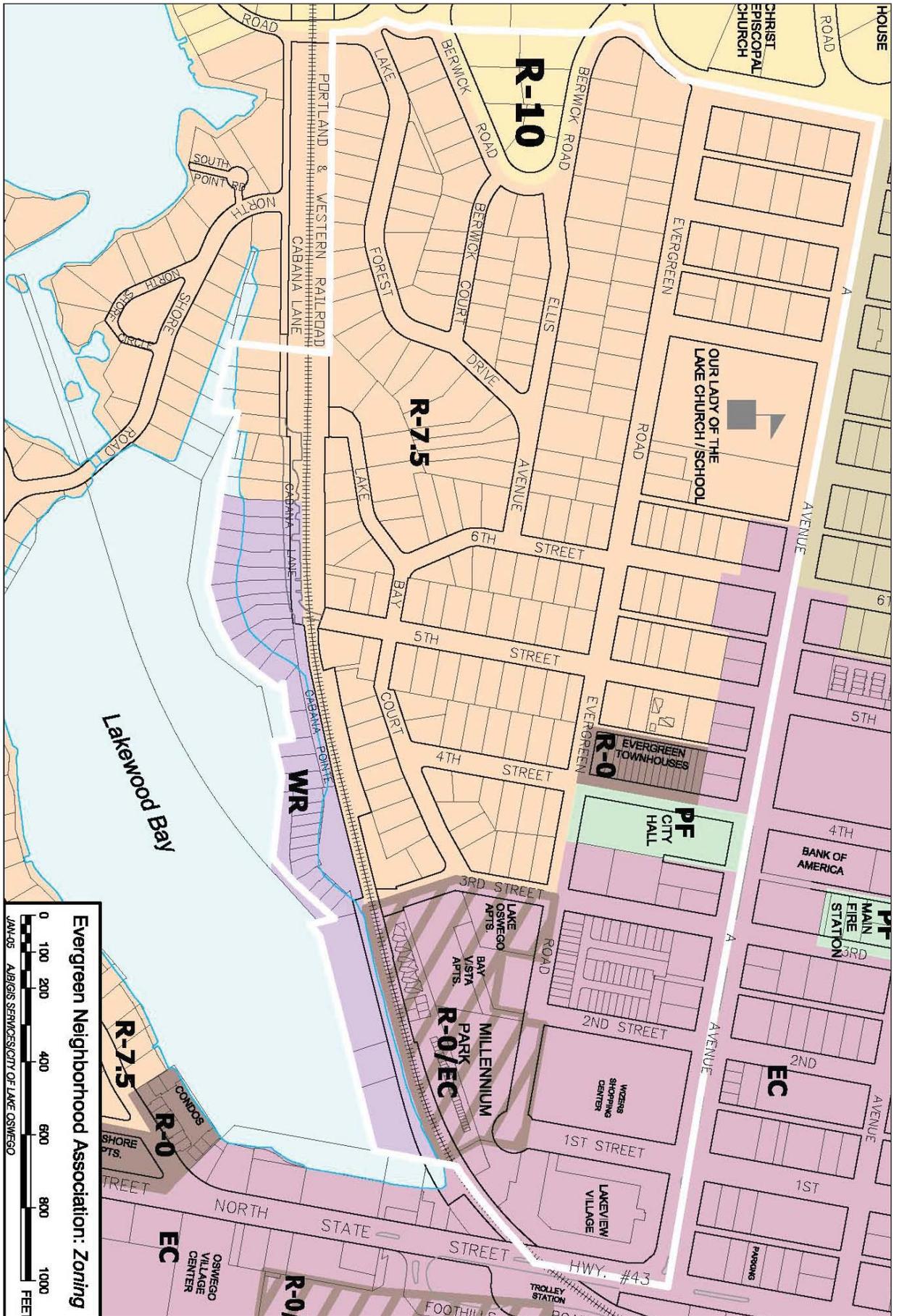
- 1) Through the neighborhood association, finalize the Neighborhood Design Objectives. Involve members in regular updates when needed.
- 2) Organize a neighborhood subcommittee to promote planting and conservation of trees, green spaces, and other vegetation that are appropriate for the neighborhood and region. Plantings are an attractive means of providing buffers between commercial or public-use and residential areas.
- 3) Through the Evergreen Neighborhood Association and with cooperation from the City, provide information to neighbors and property owners about the 2003 Residential Infill Design additions to the Community Development Code, and engage residents in ongoing monitoring of the regulations in LOC 50.08, the Community Development Code standards for the R-7.5 zone.
- 4) Two Evergreen Neighborhood Association delegates will monitor new development and attend pre-application meetings, where possible, with homeowners, developers, and/or city representatives for the purpose of reviewing minor and major development permit application requests.
- 4) Inform and educate members of the Evergreen Neighborhood Association about the Comprehensive Plan policy to maintain residential neighborhoods at existing density designations and the exceptions or criteria for allowing such a change (Goal 2 Land Use Planning, Section 1, Policy 5).

**1 1/2 Story Concept:**

2nd floor is smaller in size than the 1st floor and set back from the front of the structure.



# EVERGREEN NEIGHBORHOOD PLAN



**Evergreen Neighborhood Association: Zoning**

0 100 200 400 600 800 1000 FEET

JAN-05 ABRIGS SERVICES/CITY OF LAKE OSWEGO

## **EVERGREEN NEIGHBORHOOD DESIGN OBJECTIVES**

The following are an attempt to define the single-family, residential design character of the Evergreen neighborhood. Developed by members of the Evergreen Neighborhood Association in 2005, they provide general guidance, without legal obligation, for new, detached, single-family home construction in the neighborhood. The goal is new development that is compatible with existing homes in the community.

The Lake Oswego Community Development Code provides for the consideration of neighborhood design objectives or guidelines when applying the criteria for compatibility during the review of an application for Residential Infill Design Review (LOC 50.72.020). That is the only official application of these guidelines upon new development in the Evergreen neighborhood. Residential Infill Design Review is a voluntary process. However, these guidelines may be consulted when questions arise about compatibility generally in the neighborhood and can be a resource for property owners considering new development.

The Evergreen neighborhood is characterized by a diversity of small, cottage-like homes on large lots. Natural materials are often used including natural wood siding, masonry and brick, low stone walls and wood fences, arbors and gates. Lush landscaping including mature trees adds to the visual appeal of Evergreen homes, linking them to their surroundings and adding natural color and texture. Moderately pitched hipped and gable roofs are prominent. A few common styles in the neighborhood include the 1940's and 1950's Ranch-style home, the one story Neocolonial or Cape Cod and rehabilitations with Craftsman design elements.



Cottage-like appearance  
(use of natural materials)



Craftsman elements  
(use of natural materials)



Neocolonial (Cape Cod)



Neocolonial (Cape Cod)



Cottage-like appearance (use of natural materials)



Craftsman elements (use of natural materials)



1940's Ranch-style home



1940's Ranch-style home



1950's Ranch-style home



1950's Ranch-style home

## LAND USE: COMMERCIAL

### General Background

The commercial district of the Evergreen neighborhood includes a diversity of uses including townhomes, apartments, Millennium Plaza Park, City Hall, Lake View Village Shopping Center and local churches. Services along A Avenue include retail and office space with services such as boutique shops, medical offices, restaurants, banking, auto service outlets, two churches and a grocery store.

Development in the downtown district has brought a resurgence in local and metro-wide use. Millennium Plaza has provided a gathering place for neighbors and visitors to enjoy concerts, festivals, the Farmers' Market and other public and private events. These events also attract customers to the area who can take advantage of a variety of shopping and dining alternatives. Few neighborhoods enjoy such close proximity to attractive and diverse commercial enterprises, and businesses enjoy their close proximity to a consistent customer base as well.

The commercial area of the neighborhood is zoned as East End Commercial (EC). High density residential (R-0) designations occur along the boarder of the commercial district. There are Townhomes on 4<sup>th</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup>, apartments on 3<sup>rd</sup> Street and condominiums behind those apartments on Lakewood Bay. The entire area designated EC, including that designated EC/R-0, is within the Lake Oswego Redevelopment Agency (LORA) Urban Renewal boundaries. These areas are subject to the regulations of the Downtown Redevelopment District Standards (LOC 50.65), and the East End Redevelopment Plan.

The Evergreen Neighborhood Association represents all residents and businesses owners within the neighborhood's boundaries. In addition, the Downtown Business District Association (DBDA) and the Lake Oswego Chamber of Commerce also represent business interests in the area.

### Neighborhood Goals

1. Promote the village atmosphere of the Downtown Business District.
2. Maintain and support neighborhood-serving businesses in the Downtown Business District.

The Neighborhood's goal is to preserve or enhance the positive character of both the residential neighborhood and adjoining commercial establishments. Residential and business neighbors see the difficulties that can arise if adequate parking is not provided in and around the downtown core. Both groups value pedestrian safety and advocate for improved traffic management in the district. Residential neighbors would like to minimize truck traffic on Evergreen's residential streets. Both groups agree that the appearance of downtown is very important and that recent improvements have created a consistent, well maintained and attractive look for the area. Parking will be discussed in a subsequent chapter dedicated entirely to that issue.

Neighbors strive to preserve the village atmosphere of downtown by limiting the development of new structures that are greatly out of character with existing buildings. Taller buildings that produce shadows on area streets could make downtown less enjoyable for pedestrians.

The downtown area of the future, envisioned by the neighborhood, would share all the positive qualities of a small European village. A thread of continuity, based on design, would visually connect the buildings in the commercial district. Pedestrians would be greeted at every turn with safe and comfortable areas to walk, places to sit and opportunities for chance encounters with other downtown neighbors. Parking lots would be convenient but out of view. Walking would be the preferred way to travel in this district. There will be a mix of uses, different types of shopping and places to dine. The everyday necessities of residents could be met by an array of businesses. Other businesses would serve as a city-wide audience, but a balance would exist between both types. Familiar buildings would remain like the movie theater on State Street and new structures, designed with recognition for what came before, would blend seamlessly with the older fabric of the village center.

The following policies and action items are intended to inform City policy and development in the Downtown District of the Evergreen neighborhood and work towards the goals stated above.



Lakeview Village from Millennium Park Plaza

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<sup>1</sup>**Frequently Reoccurring Needs (for goods and services):** The continuous demand for goods and services that are used on a regular basis such as food, drugs, dry cleaning, etc. These are often referred to as convenience goods and services.

<sup>2</sup>**Community Needs (for goods and services):** These are needs which encompass the range of goods and services desired by the market area defined by Lake Oswego's Urban Services Boundary.

## Policies

1. Maintain a balance of commercial uses in the Downtown Business District between those that provide for the frequently reoccurring needs<sup>1</sup> of nearby residents and those that cater to wider community needs<sup>2</sup>.

## Action Items

### *City Responsibility:*

1. Working with the Evergreen Neighborhood Association and the First Addition Neighborhood Association, prepare for Planning Commission review policies to assure that the design of new development in the East End Commercial (EC) zone, particularly on A Avenue, does not encourage delivery trucks to travel on streets within Evergreen's R-7.5 zone.
2. Working with the Evergreen Neighborhood Association and the First Addition Neighborhood Association, prepare for Planning Commission review a policy requiring development of ½ acre or greater in the EC zone that will include 35,000 or more square feet of total retail space to conduct a three part traffic study that measures the full impact of the development on surrounding streets. The developer shall conduct the required studies and measure traffic volumes on all neighborhood streets in the direct vicinity of the project including those that lead to minor and major collectors and set aside funds for mitigation if required. The studies shall occur at:
  - a. The time the permit is sought (to establish a baseline);
  - b. At 50% occupancy; and
  - c. 1 year after the second study.

### *Neighborhood Responsibility:*

1. Promote on-going communication between neighborhood residents, downtown businesses and the City on issues which affect downtown by keeping a comprehensive mail and e-mail list with business contacts and regularly informing business owners about topics of interest and opportunities to get involved.
2. Conduct regular social mixers to introduce residents to different downtown businesses and expose business leaders to residents in a casual, social atmosphere.
3. Promote local neighborhood shopping and dining amongst neighbors to enhance and support quality businesses.
4. The Evergreen Neighborhood Association will identify delegates to attend pre-application meetings as allowed by the City of Lake Oswego. Delegates will be elected or appointed to represent the interests of the neighborhood in evaluating minor and major development permit requests.

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## TRANSPORTATION

### Local Residential Streets

#### Background

Those streets within the City designated to carry the least amount of traffic are labeled “local” or “residential” streets. According to the Lake Oswego Comprehensive Plan, the main function of these streets is to serve the circulation and access needs of residents adjacent to and abutting them. Aesthetics are to be of primary concern for local streets, subject only to considerations of function and public safety, foremost the safety of pedestrians and bicyclists. According to the Lake Oswego Code (Chapter 42, Streets and Sidewalks), local residential streets shall be designed and constructed for a minimum of disruption to neighborhood livability while providing adequate and safe circulation.

All streets, with the exception of A Avenue and State Street, within the Evergreen neighborhood are designated “local residential” with speed limits of 25 miles per hour. The minimum design for local neighborhood streets is 2 lanes, each 10 feet in width, with a 3 foot gravel shoulder on either side. Most streets in the residential portions of the neighborhood are designed in this way, however, in the downtown area; road designs include wider travel lanes, curbs and sidewalks. In residential areas, where pavement widths average about 20 feet, the full public right-of-way is often wider than minimum standards. The street shoulders on either side of the pavement are generally used as a graveled parking strip. In some cases where additional space exists, they have been landscaped by the owner of the adjacent property. In some isolated situations where the entire shoulder has been landscaped and a parking strip no longer exists, cars park on the paved roadway. This situation is often illegal and can become hazardous when a parked car obstructs motorists’ visibility, particularly on a curve.

#### Neighborhood Goals

- Create and maintain narrow, village-like streets that:
- Increase safety and aesthetic satisfaction for pedestrians;
  - Promote slow moving vehicular traffic; and
  - Reduce contaminated storm water runoff into lakes, rivers and streams.

The goal of the neighborhood is to create and maintain narrow, village-like streets that increase safety and aesthetic satisfaction for pedestrians and promote slow moving traffic. Negative elements such as unsafe intersections and wide expanses of pavement should be minimized. Cut-through traffic should be discouraged. One method is a clearer delineation of neighborhood entry points with beautification projects so drivers are aware when they have entered a residential area. The main entries to the neighborhood are at the intersections of :

- Evergreen Road and 10th Street;
- Berwick and 10th Street;
- Berwick Road and Lake Forest; and
- 3rd Street at Lake Bay Court.

Cut-through has been observed by neighbors on Evergreen Road from Iron Mountain Boulevard to the East End Commercial area, and from Evergreen Road to the North Shore bridge using Ellis Avenue, Lake Forest Drive, Berwick Road, or Lake Bay Court.

Existing Codes and Policies

The City of Lake Oswego Comprehensive Plan, Goal 12: Transportation, addresses several of Evergreen’s goals. The City’s goal for neighborhood collectors and local residential streets says:

- ☛ Lake Oswego shall develop a system of neighborhood collectors and local residential streets which preserves the quiet, privacy and safety of neighborhood living and which has adequate, but not excessive capacity, necessary to accommodate planned land uses.

Listed below are additional significant policies from this chapter:

- ☛ The City shall, in conjunction with the neighborhood association, plan for, develop and maintain a local residential street system at a service level and scale which:
  - Recognizes the need for safety for all modes of travel,
  - Recognizes the multi-use functions of neighborhood streets for walking, bicycling and social interaction, and which preserves the privacy, quiet and safety of neighborhood living,
  - Provides for safe access to abutting land; and,
  - Allows adequate and safe circulation from residential properties to the major streets system and neighborhood activity centers.
  
- ☛ The City shall ensure that new development which will use new and existing neighborhood collectors and local residential streets is compatible with these street’s function and character. Development approval of new land uses shall ensure that:
  - The quiet residential quality of neighborhood streets is fostered and maintained.
  - Street improvements required to serve new land uses are designed in accordance with the adopted neighborhood plan and to the minimum necessary scale.

Policies

1. Promote the planting of street tree species that will mature to produce a canopy over the street.
2. Maintain the existing narrow pavement area on Evergreen’s neighborhood streets except where additional width is necessary for pedestrian or bicycle safety.
3. Develop “green streets” in the Evergreen neighborhood to reduce contaminated storm water run off through the use of natural vegetation, rocks and unpaved shoulders.



Fifth Street



Evergreen Road

**Action Items**

*City Responsibility:*

1. Discourage cut-through traffic. Working with the Transportation Advisory Board (TAB), and the neighborhood seek approval for delineation of key entries to residential portions of the neighborhood through improvements such as neighborhood signs, beautification projects, diverters, chokers, curb extensions and raised or textured pedestrian crossings.
2. The design of Lake Bay Court lacks the narrow “village lane” look of most neighborhood residential streets; pavement covers much of the right-of-way and there are curbs. To calm the increased traffic on Lake Bay Court resulting from both Lakeview Village and the Headlee Walkway, mitigate its current street design, particularly between 3<sup>rd</sup> and 4<sup>th</sup>.

*Neighborhood Responsibility:*

1. Work with the City to develop a street tree-planting plan.
2. Develop a neighborhood policy regarding homeowners’ treatment of public right-of-way street shoulders. Establish a list of discouraged treatments (e.g., covering the right-of-way with heavy landscaping, asphalt, or large rocks).
3. Continue to work with the City, through participation in the Neighborhood Traffic Management Program, and with the Transportation Advisory Board (TAB) to resolve neighborhood identified traffic problems at the following locations:

EVERGREEN NEIGHBORHOOD PLAN

Street or Intersection	Problem	Possible Mitigation	Required Action	Action to Date
Lake Bay Court	Speeding	Traffic calming devices such as street trees, chokers	1. TAB Review 2. Request Neighborhood Enhancement Grant funding.	
4th and Lake Bay Court	Dangerous intersection.	Trim Vegetation. Install stop or yield sign. (Requires compliance with MUTCD**).	1. Trim vegetation. 2. Request traffic study if no change is observed.	
Fifth Street at Lake Bay Court	Speeding and dangerous intersections	Trim vegetation.	Trim overgrown vegetation.	All-way stops not warranted by MUTCD** standards
6th Street at Ellis	Visibility from Ellis. Speeding on 6th.	Trim Vegetation. Install speed humps. (Traffic management device requires study by NTMP*)	1. Trim Vegetation. 2. Conduct speed watch. 3. Request NTMP*study.	
Lake Forest	Blind curves	Pathway to allow safe movement for pedestrians and cyclists.	Request inclusion in the City's Transportation System Plan	
Ellis	Speeding	Traffic calming device. (Traffic management device requires NTMP* study)	A minimum score of 30 as evaluated by a traffic study.	Studied October, 2003. Points = 11 (30 is required).
Berwick between Berwick Court and Ellis	Blind intersection on curve	Sidewalk on east side of Berwick	1. Inclusion in Transportation System Plan 2. Review by TAB.***	
10th and Berwick	Dangerous intersection.	Create a traffic circle with the current island to better direct traffic.	Request funding through a Neighborhood Enhancement Grant.	
10th and Evergreen	Blind intersection, Evergreen looking south.	Trim Vegetation. Evaluate need for additional traffic controls.	1. Trim Vegetation. 2. Traffic control device, requires compliance with MUTCD**	

- \* Neighborhood Traffic Management Program (NTMP), Lake Oswego’s traffic calming program.
- \*\* Manual of Uniform Traffic Control Devices (MUTCD), Federal standards for devices such as stop signs or traffic signals.
- \*\*\* The City of Lake Oswego Transportation Advisory Board.

4. Continue to use the Neighborhood Speed Watch public awareness program to alert neighbors to their own driving habits.
5. Participate in the Downtown Area Wide Transportation Management Plan conducted 2005-2006.

## **Alternative Transportation: Walking, Biking, And Transit**

### Background

The City Comprehensive Plan promotes opportunities for safe and convenient alternative transportation, including walking, biking and transit. The Evergreen neighborhood is ideally situated for walking, with shops, restaurants, a movie theater, and public facilities including mass transit all conveniently located nearby. The main “through” walking street for the neighborhood is Evergreen Road.

In addition, the Evergreen Neighborhood stresses the need to support and enforce existing City policies which require parking for bikes at all public and commercial facilities, particularly at Lakeview Village and Millennium Park. In some cases, bike facilities need to be made more visible so cyclists can find them easily.

Evergreen would support the development of a “walking city” campaign to promote Downtown Lake Oswego Village as a place to walk. Increased attention through an event that brings more people out to enjoy the streets could bring attention to the need for safety improvements. Banners on State Street and along A Avenue could promote the event and coordinated activities at the schools and around the Commercial District could support it by bringing additional participants. Early fall would be an excellent time to organize such a campaign.

### Action Items

#### *City Responsibility:*

1. Ensure secure and pleasant passage for pedestrians and cyclists by working with residents through the Neighborhood Traffic Management Plan to identify hazardous areas, then use traffic interventions to improve safety.
2. Provide walking paths throughout the neighborhood, particularly in the following areas: Evergreen Road from 4th to 10th and 10th from Evergreen to A Avenue.
  - a. Request the inclusion of these pathways in the City of Lake Oswego Transportation System Plan.
  - b. Review by the Transportation Advisory Board.
  - c. Identify funding.
  - d. Pursue a Neighborhood Enhancement Grant for Berwick Court.
3. Support extension of the Portland Streetcar into downtown Lake Oswego and, in the future, southwest along the current railroad track to Tualatin.
4. Promote safe and accessible pedestrian and bicycle access from Downtown Lake

Oswego to the Foothills District.

5. Enforce existing City policies restricting parking within 6 feet of the center line of any road, particularly where this practice produces a dangerous situation for pedestrians, bicyclists or cars.
6. Work through the Evergreen Representative on the Foothills Plan Citizen Advisory Committee to find a safe and accessible pedestrian and bicycle access from Evergreen Neighborhood through downtown to the Foothills District.

*Neighborhood Responsibility:*

1. Work with the City and TAB to install walking paths throughout the neighborhood, particularly in the following areas: Evergreen Road from 4th to 10th, from Berwick Court to Ellis via Berwick Road, on 10th from Evergreen to A Avenue.
2. Work with the City to organize a “Walk Lake Oswego” event/campaign to promote Lake Oswego as a walking city.
3. The Association will prepare a street-by-street analysis of street lighting needs in the Evergreen neighborhood based on neighborhood opinion and safety considerations.
4. Provide information to the Police when vehicles are restricting the flow of traffic by parking within 6 feet of the center line of the street. Reports can be made the Lake Oswego Police Department non-emergency number.

**Parking**

Background

The Evergreen neighborhood consists of both residential and commercial properties with on-street and off-street parking to serve them. Parking on neighborhood streets is free and unrestricted except for limited duration parking along “A” Avenue and in sections of First, Second, Third and Fourth Streets between Evergreen and “A” Avenue. Patrons of downtown businesses, visitors to city events and users of Tri-Met sometimes park in the residential areas of the neighborhood. Residents realize that overflow parking from nearby businesses will increase as the area develops making it increasingly difficult for them to find spots to park in front of their homes.

Businesses in Evergreen rely on adequate, convenient parking to serve their customers. Restaurant owners/operators in particular are sensitive to lunch and dinner hour rushes when parking within a reasonable distance from their businesses may become limited. They require parking for their employees as well as their customers. Many owners are concerned that employee use of public parking spaces is limiting the accessibility for the customers of other businesses. For these owners, location is as critical an issue as overall supply. Parking must be accessible for customers, because from their perspective, available parking is directly related to their success as a business.

In the Transportation Chapter of the City of Lake Oswego Comprehensive Plan, Goal 12: Transportation sets the following goal for parking: “Adequate on-site parking and loading facilities shall be provided for all land uses.” The neighborhood would like to work with the City toward the achievement of this objective.

Another concern of the neighborhood is the availability of bicycle parking facilities including racks at downtown destinations that would encourage the use of alternative modes of transportation. In the same chapter of the Comprehensive Plan, Goal 7 States, “The City shall provide a network of safe and convenient bikeways integrated with other transportation modes to increase modal share of bicycle transportation for all trip purposes.” The fourth policy under this goal directs the City to,

- ☛ Require, as appropriate, and encourage the placement of bicycle lockers and bicycle racks at major destinations and activity centers. Encourage covered bicycle parking whenever possible.
- ☛ Article 50.55.015 from the City of Lake Oswego Community Development Code requires bicycle parking for any development that generates a parking need.

### Neighborhood Goals

The neighborhood would like to see adequate off-street parking made available for every new development in the neighborhood and the maintenance of all existing street parking in the Downtown Commercial District including on A Avenue. Off-street parking near businesses is critical for their on-going success. The neighborhood would like to work cooperatively with the City to manage the use of public spaces downtown to keep parking out of the residential area.

The neighborhood would like additional, accessible bicycle parking installed at all public and private facilities downtown, creating an incentive for people to ride their bikes to visit businesses and enjoy Millennium Plaza instead of driving their cars.

### Action Items

#### *City Responsibility:*

1. Conduct a parking analysis to determine the extent of overflow parking into the residential neighborhoods surrounding downtown and make recommendations for adjusting the City’s regulations or implementing new programs to address current parking needs and accommodate future growth.
2. The Parks and Recreation Department should continue their efforts to identify private parking facilities that may be used during busy downtown events like summer concerts and the weekly Farmers’ Market.
3. Sustain the existing free parking at downtown businesses for customer and employee use to reduce overflow parking in the Evergreen neighborhood’s residential areas.
4. Based on the determined need, identify opportunities for the development of additional, free, public, off-street parking facilities downtown for employee and customer parking.
5. Install additional bicycle racks where required at Millennium Plaza and downtown businesses.
6. Create an informational flier and map that identifies bicycle parking facilities around the Downtown Commercial District.



Outdoor Seating on “A” Avenue

*Neighborhood Responsibility:*

1. Work with the First Addition neighborhood to propose an increase from 2-hour to 3-hour parking limit along A Avenue. Support shorter limits for in and out trips where requested by a specific business.
2. Participate in the city-led parking analysis by collecting information about parking availability and usage in the commercial area of the Evergreen neighborhood.
3. Coordinate with the City to identify areas where and when parking is under-utilized and where demand for parking is greater than the supply.
4. Encourage businesses owners to direct employees toward appropriate places to park.
5. Encourage businesses to cooperate in identifying and establishing agreements for shared parking for their customers and employees.

**A Avenue**

Background

The City has established a functional classification system to specify the primary function of streets in Lake Oswego. Streets that the City has designated as “major arterials” are those that carry the second heaviest traffic loads after freeways. Two major arterials, “A” Avenue and State Street, border the Evergreen neighborhood. The posted speed is 30 mph on A Avenue and a portion in front of Our Lady of the Lake school is designated a 20 mph School Zone.

### Neighborhood Goals

The neighborhood is concerned about the safety of “A” Avenue during peak traffic and wants to make sure every effort is made to improve the function of the street. Enforcement of posted speed limits has been identified as an issue by the neighborhood. Many neighbors express concern about the safety of walking across A Avenue because of high speeds and driver’s lack of attention for pedestrians.

Marked crosswalks currently located on A Avenue at 5th Street provide a crossing opportunity for pedestrians. The number of lanes that the pedestrian must cross, together with the average speed and volume of traffic on “A” Avenue can make crossing difficult. Previous analysis conducted by the City has shown that a signal at “A” Avenue and 5th Street does not meet the requirements of the Manual on Uniform Traffic Control Devices, established by the Federal Highway Administration (FHWA). The manual defines the standards used by road managers nationwide to install and maintain traffic control devices on all streets and highways and to promote the highest of safety standards for vehicles, cyclists and pedestrians.

Because of business and recreation opportunities on both sides of “A” Avenue, the crossing at this location is important to both Evergreen and First Addition residents. The Evergreen neighborhood believes that a signal is the only way to assure the safety of those crossing here. In addition, they believe that more people will choose to cross “A” Avenue at 5th Street if it is made safer for them to do so. For that reason, the neighborhood will advocate for the installation of a fully signalized intersection despite the high costs involved with a new signal and the fact that the intersection does not meet the requirements of the MUTCD.

There is also support in the neighborhood for the installation of curb extensions along “A” Avenue at 5th, 6th and 8th Streets to shorten the crossing distance for pedestrians and indicate to motorists that they are entering a neighborhood street.

### Existing City Policies and Actions

The City of Lake Oswego Police Department conducts periodic “sweeps” to enforce the City’s speed limits on A Avenue. Neighbors should be in contact with the Police Department regarding speeding so that police can increase enforcement based on reports from neighbors.

The Lake Oswego Comprehensive Plan, Goal 12, Transportation, sets this goal for walking,

- ☞ The City shall provide a continuous citywide network of safe and convenient walkways that promotes walking as a mode of travel for short trips.

Street crossings are specifically addressed in the following policy:

- ☞ The City shall make the pedestrian environment safe, convenient, attractive and accessible for all users through:
  - Planning and developing a network of continuous sidewalks, pathways,



Bench on “A” Avenue

and crossing improvements that are accessible per the requirements of the Americans with Disabilities Act (ADA),

- Providing adequate and safe street crossing opportunities for pedestrians, and
- Improving street amenities (e.g., landscaping, pedestrian-scale street lighting, benches and shelters) for pedestrians, particularly near transit centers, town centers, main streets, employment centers, and transit corridors serving the primary transit network.

In addition, pedestrian friendly enhancements on A Avenue from 4th Street to 6th Street are called for in the Lake Oswego East End Redevelopment Plan. The plan calls for these improvements within the right-of-way to be coordinated with the redevelopment of Block 45 (current location of Safeway). Possible projects include sidewalk extensions at 6th, 7th and 8th Streets to reduce the walking distance across the street and the use of special pavements to improve the visual connection between both sides of the street.

Action Items

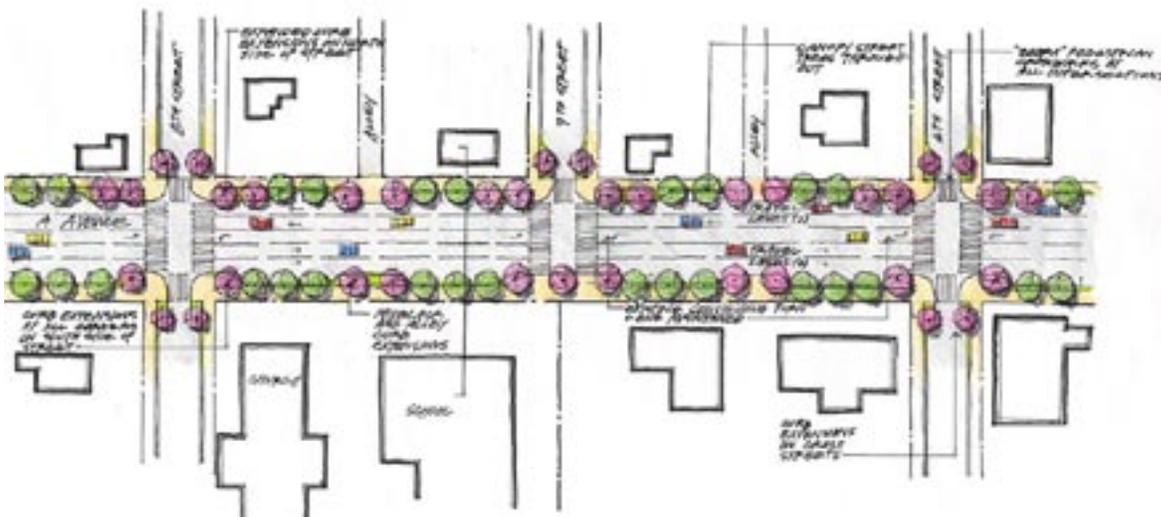
*City Responsibility:*

1. Work with Evergreen Neighborhood Association residents and businesses to create a “Walk Lake Oswego” campaign to promote downtown Lake Oswego as a safe and enjoyable place to walk.
2. Work with Evergreen and First Addition neighbors to install improvements for pedestrian safety at the traffic signals on A Avenue and 4th Street.
3. Where feasible, narrow the crossing distance of A Avenue at 5th and 6th streets by installing curb extensions where they are not currently located.

4. Narrow the crossing distance of 8th Street with curb extensions across 8th at A Avenue.
5. Continue the pedestrian amenities on A Avenue, by installing benches and landscaping from 4th Street to 10th Street.

*Neighborhood Responsibility:*

1. Campaign for the installation of a signal at 5th and A Avenue to provide for the safe crossing of pedestrians and bikes.
2. Inform Evergreen residents through general newsletters and neighborhood meetings to call City Hall and voice their concerns to appropriate representatives about speeding, and traffic congestion. Neighbors can contact the Police at the non-emergency number, (503) 635-0238.
3. Participate in the Neighborhood Traffic Management Program (NTMP) and the City's Speed Watch and Pace Car programs.



From the Lake Oswego East End Redevelopment Plan, May 2004

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## OPEN SPACES, HISTORIC & NATURAL AREAS

### Wetlands

#### Background

Wetlands are an important part of Lake Oswego's environment. Values include storm water storage, erosion control, water quality enhancement, ground water recharge, and fish and wildlife habitat. Wetlands also contribute to the community's aesthetic quality and provide opportunities for recreation and education.

The Evergreen neighborhood has a forested wetland of significant size tucked behind existing homes. The properties on Lake Forest Drive, Ellis, 6th street, and Lake Bay Court (Tax Map 21E10BA Tax Lots 0080 through 0108) abut the wetland. Evergreen neighbors are concerned about the health and maintenance of the wetland. A few areas have been filled over the years. The wetland floods seasonally and remains wet much of the year. It is in a low-lying area adjacent to a stream corridor and is fed by ground water, surface water and fresh water springs. The plant community in the area includes big leaf maple, alders, willow and a complex understory of shrub species. Non-native invasive species include blackberry, morning glory, English Ivy, Clematis, Reed Canary grass and Nightshades. The multi-layered canopy created by these plants provides shelter, food, nesting and perching sites for wildlife, which are enjoyed by the surrounding property owners.

The Evergreen neighborhood has already begun removing non-native invasive species and replanting with native species. Interested property owners from the neighborhood contacted staff from the City of Lake Oswego and visited an existing wetland in the process of being restored to learn about the restoration process. Written materials were provided by the City to assist with identifying nonnative plant species and desirable native species. This handout has been distributed to interested neighbors. Classes on restoring wetlands have been scheduled. Native plant nurseries have been contacted about supplying replacement native plants to property owners at reasonable prices.

#### Neighborhood Goal

The Evergreen neighborhood seeks to protect, maintain, enhance and restore the neighborhood's wetland area.

#### Action Items

##### *Neighborhood Responsibility:*

1. Create a position within the Evergreen Neighborhood Association to be the natural resource representative. This person will be a contact with City staff.
2. Encourage people within the neighborhood to attend training opportunities in the region and then serve as crew leaders for projects in the neighborhood.

Organizations who offer trainings include:

- Metro
- Tualatin River Keepers
- SOLV

- Tryon Creek State Park
  - Friends of Trees
3. Encourage neighborhood homeowners surrounding the wetlands to voluntarily begin cleanup and restoration of the wetlands by:
- Contacting neighbors about attending scheduled classes and participating in work parties on the wetlands.
  - Distributing informational materials on restoring wetlands.
  - Setting up additional on site visits with city experts and interested neighbors as the work progresses and need arises.

## Oswego Lake: The North Shore Of Lakewood Bay

### Background

Evergreen neighborhood includes the north shore of Lakewood Bay, extending from Millennium Plaza Park to the intersection of North Shore Road and Cabana Lane. Oswego Lake was a smaller body of water in the 1800's and early 1900's, the bay did not exist until 1921 when a dam raised the water level of the main lake and spilled water into Lakewood Bay, Blue Heron, and West Bay.

The majority of properties along the north shore of Lakewood Bay have been developed. Cabanas, single family residences on pilings, cover most of the lake front from North Shore Road to Millennium Plaza Park. The line of cabana homes is interrupted between 4<sup>th</sup> and 5<sup>th</sup> streets by an easement named the Lakewood Bay Community Club.

The area of the bay east of 3<sup>rd</sup> Street, the shoreline closest to Millennium Plaza Park is one of the few remaining undeveloped waterfront areas surrounding the lake. This lake edge, from 3<sup>rd</sup> street to Millennium Plaza Park, is important for wildlife nesting, food and shelter. Species include resident and migratory waterfowl such as Dabblers, Diving Ducks, Canada Geese and Great Blue Herons. Fish species in the Lake include Bass, Catfish, Bluegill, Carp, Crappie and Yellow Ring Tail Perch. For years, people have used this stretch of the shore for fishing, watching the wildlife, recreational walking, and enjoying views across the bay.

The City of Lake Oswego has developed the Headlee Walkway on this natural edge of the lake to support the use of this area for recreational walking and viewing the bay. It begins at the foot of Third Street, paralleling the lakeshore to the Lower Plaza Fountain in Millennium Plaza Park. The walkway is 8 feet wide with new landscaping, lighting and benches.

### Action Items

#### *City Responsibility:*

1. Install a wildlife interpretive program along the Headlee walkway.

*Neighborhood Responsibility:*

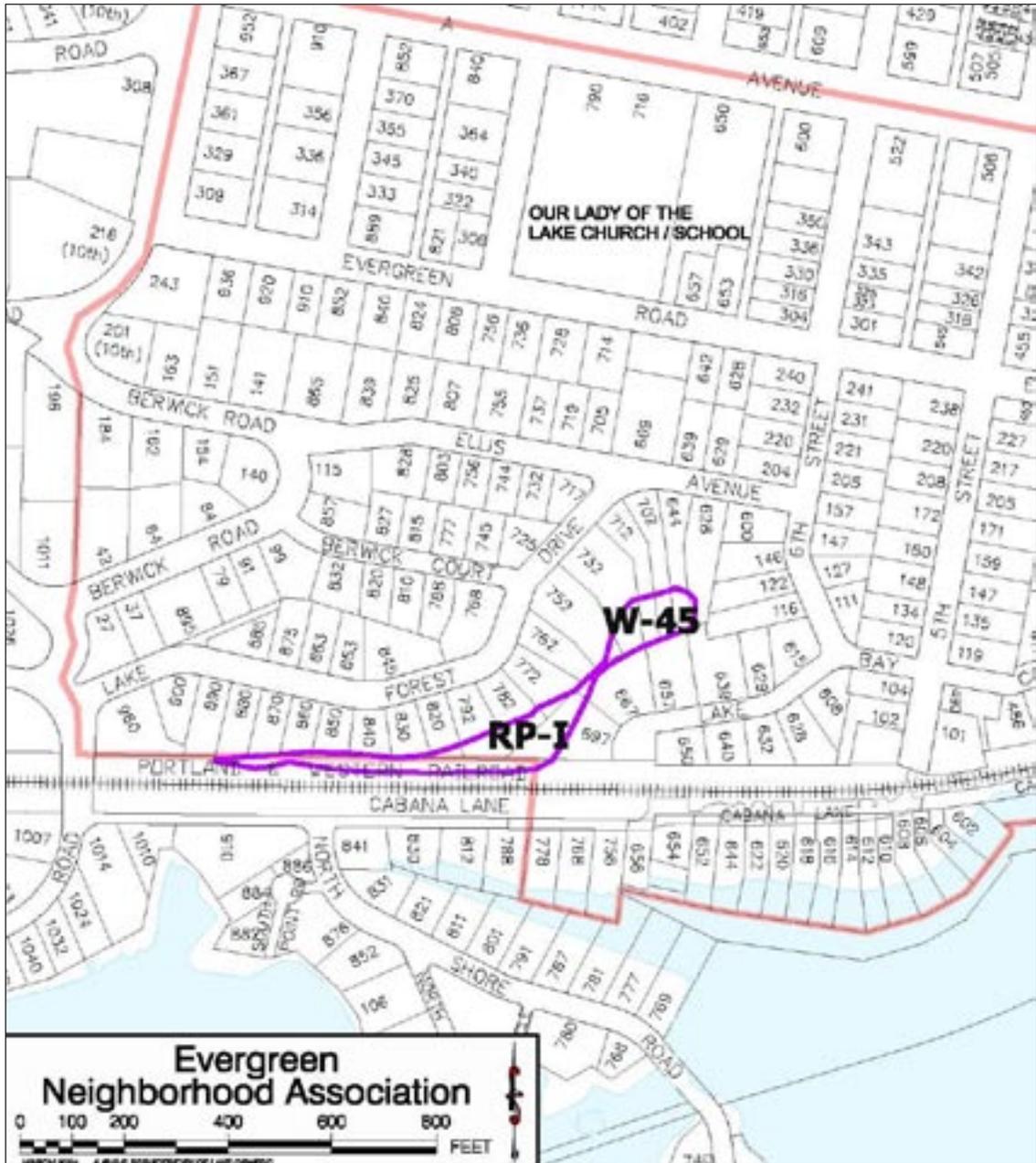
1. Provide that the neighborhood planning and redevelopment committees of the Evergreen Neighborhood Association participate in all projects that impact the lake shore.
2. Encourage the City to explore their ability to add fishing piers into the lake. Fishing, is currently discouraged by the Lake Corporation and the City of Lake Oswego.
3. Advocate during all plan review for a lake edge that improves the wildlife habitat, the lake front aesthetic and provides public access for all citizens.
4. Monitor the lake front for security problems and report them immediately to the Lake Oswego Police Department.
5. Request regular updates from the Lake Corporation on conditions affecting the health of the Lake and Lakewood Bay.



The North Shore of Lakewood Bay

Evergreen Neighborhood  
Resource Protection Area

EVERGREEN NEIGHBORHOOD PLAN



## Lakewood Bay Community Club



Entrance to the Lakewood Bay Community Club

### Background

Lakewood Bay Community Club (LBCC) was chartered in 1941 when lake front properties were deeded from the Oregon Iron and Steel Company. It was initially called Snug Harbor Easement and was created for swimming, picnicking, and boating. The easement is managed and financially supported by deeded property owners. There are 151 deeded households in the Evergreen Neighborhood that are eligible for membership.

From meager beginnings, the dock has developed into a facility containing approximately 4,800 square feet of decking, 14 boat slips, racks for 17 canoes, a baby pool, a junior pool, a large swim area with diving board and slide, and a restroom-change facility. The dock has been rebuilt several times over the years, each time adding more boat slips and other necessary improvements.

The Lakewood Bay easement is a self-managed and financed facility with its own set of policies and action items. The LBCC is an important part of life in the neighborhood, physically, aesthetically, and for recreation. It is a coveted amenity whose existence adds to the value of the homes deeded for membership.

The Evergreen Neighborhood Association supports and strongly encourages the continued existence of the Lakewood Bay Community Club easement.

### Action Items

#### *Neighborhood Responsibility:*

1. Increase and maintain adequate communication between the LBCC Board of Directors and the leadership of the Evergreen Neighborhood Association.

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## PARKS AND RECREATION

### Third and Evergreen

#### Background

The City of Lake Oswego’s goal is, “to plan, acquire, develop and maintain a system of park, open space and recreation facilities, both active and passive, that are attractive, safe, functional, available to all segments of the population and serve diverse current and long range community needs.” Millennium Plaza Park certainly meets this goal for the larger community. However, the Evergreen neighborhood needs a place that is always available for the use of its families and children. Rossman Park on 4th and C streets is an excellent example of the type of facility that meets this need for First Addition residents.



Green Space and Recommended Park Area (Evergreen and 3rd Street)

At the east end of Evergreen Street is a small ¼ block of open green space that is surrounded by deciduous trees on the north and evergreens on the west. The Evergreen neighborhood would like to see this city-owned open space developed into a city park similar to Rossman Park in First Addition. It would complement Millennium Plaza Park, a space intended for large community gatherings such as concerts and the Farmers’ Market. Possible facilities at the 3rd and Evergreen site might include elements such as children’s play structures, open lawn, a shelter for picnics, rest rooms and attractive landscaping including shade producing trees. It would also provide a restful space for City Hall and other area employees to enjoy.

The City is becoming increasingly aware of the limitations of the existing City Hall building at 380 A Avenue. Because the property discussed above is owned by the City and is located adjacent to the existing City Hall parking lot, it would be a logical place for a Civic Center expansion. In addition, this block is included in the East End Redevelopment Plan as a Civic Center project which might include retail, restaurant or service uses in addition to civic functions. The neighborhood understands that this is an option that the City would like to maintain, but believes that it is important to emphasize options that would not prevent park development.

Action Items:

*City Responsibility:*

1. Keep the Evergreen Neighborhood Association informed of City plans for this area.
2. Provide funds in subsequent budget cycles for the construction of a small neighborhood park for Evergreen residents.
3. If a Civic Center is envisioned for this block, design it in such a way that provides a green space to function as a small park for the Evergreen neighborhood and a restful space for city employees

*Neighborhood Responsibility:*

1. The neighborhood must remain proactive with the City on this issue. The Evergreen Neighborhood Association strongly supports a neighborhood park in this location.
2. At the appropriate time, solicit funds from individuals or groups for park development.

## Millennium Plaza Park



Millennium Plaza Park looking west

At the east end of Evergreen is a gathering place called Millennium Plaza Park. Community members, sometimes in the thousands, attend concerts, a Farmers' Market, candle light vigils, an annual Holiday tree lighting, and private events such as weddings. Evergreen neighbors enjoy their close proximity to Millennium Plaza Park, allowing them to walk or bike to many free events. However, music can sometimes be loud and disturbing to close neighbors. Additionally, the traffic and parking requirements for these events can mean an inconvenience to neighbors, particularly those who live on 3rd, 4th and Lake Bay Court. These issues are addressed in more detail in the Transportation chapter of this plan.

The Park and Recreation Department manages the park system in the City of Lake Oswego. The policies for park use are established by City Council Ordinance. Copies are available on the City's web site or can be obtained at City Hall. The Department currently requires that all events in Millennium Plaza Park end by 10:00 p.m.. During the Farmers' Market, held every Saturday, May thru October, vendors are required to park their delivery vehicles at City Hall and not on neighborhood streets, however, many can not fit their vehicles into the space at City Hall. Parking arrangements are made with local businesses during the larger summer events like the annual Lake Run to provide additional parking. Based on an arrangement with the Lakeview Village shopping Center, the City can use that lot four times per year for large events.

## Action Items

### *City Responsibility:*

1. As the plans for Millennium Plaza Park are completed, include the planting of additional shade trees in the lawn area to provide additional protection from the sun for visitors to the park.
2. Uphold an agreement with the Evergreen Neighborhood Association that allows the association to hold two events at Millennium Plaza Park each year, depending upon availability, at no cost.

### *Neighborhood Responsibility:*

1. Establish an official neighborhood contact or committee to review and make recommendations for changes to the City's present Millennium Plaza Park practices. The rules for all parks are available for review on-line at: <http://www.ci.oswego.or.us/parksrec/Park%20Rules%20Final%20122204.pdf>
2. Identify areas where available off-street parking is under utilized during events at Millennium Plaza Park. Inform the City and investigate the possibility of shared parking arrangements with those property owners.