



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

October 24, 2007



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of West Linn Plan Amendment
DLCD File Number 001-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: November 6, 2007

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Marguerite Nabeta, DLCD Regional Representative
Chris Kerr, City Of West Linn

<paa> ya/

FORM 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DEPT OF

OCT 17 2007

LAND CONSERVATION AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **City of West Linn**

Local file number: **MISC-06-48**

Date of Adoption: **10/12/2007**

Date Mailed: **10/15/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: Jan 9, 2007

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input checked="" type="checkbox"/> Other: Neighborhood Plan |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City has adopted the attached Neighborhood Plan, "Parker Crest Neighborhood Plan" as part of our Comprehensive Plan.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location: **N/A**

Acres Involved:

Specify Density: Previous: **NA**

New:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

if no, do the statewide planning goals apply?

Yes No

if no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD # 001-07 (15787)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

Local Contact: **Chris Kerr**

Phone: **(503) 723-2524** Extension:

Address: **22500 Salamo Rd. #1000**

Fax Number: **503-656-4106**

City: **West Linn**

Zip: **97068-**

E-mail Address: **ckerr@ci.west-linn.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **ONE** ~~TWO~~ Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NO. 1553
WEST LINN, OREGON**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN ADDING THE PARKER CREST NEIGHBORHOOD PLAN

WHEREAS, the Parker Crest Neighborhood Plan process was instigated by the West Linn City Council in 2006, to provide a blueprint for the evolution of the Parker Crest Neighborhood in a way positive both for its own residents and businesses, and the city as a whole; and,

WHEREAS, the resulting Neighborhood Plan prepared by the community represents that blueprint; and,

WHEREAS, on July 12, 2007, the West Linn Planning Commission, upon approval of the neighborhood plan by the Parker Crest Neighborhood Association, and upon a positive recommendation from City Staff, recommended that the City Council adopt the proposed Parker Crest Neighborhood Plan as part of the West Linn Comprehensive Plan as submitted; and

WHEREAS, the West Linn City Council hereby adopts the findings justifying the adoption of the Parker Crest Neighborhood Plan as contained within the staff report to the West Linn Planning Commission, dated October 8, 2007;

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

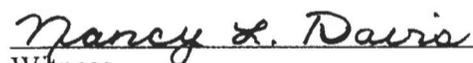
Section 1: The Parker Crest Neighborhood Plan is hereby adopted as a portion of the West Linn Comprehensive Plan. The Plan is attached to this ordinance as Exhibit "A."

PASSED AND APPROVED THIS 8th DAY OF OCTOBER 2007.



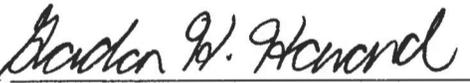
NORMAN B. KING, MAYOR

ATTEST:



Witness

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

**PARKER CREST
NEIGHBORHOOD PLAN**

PARKER CREST NEIGHBORHOOD PLAN

Parker Crest Neighborhood Association



Endorsed by:
Parker Crest Neighborhood Association
November 29, 2006

City of
West Linn
Oregon

ACKNOWLEDGEMENTS

City Council

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

Planning Commission

Chair Michael Jones
Commissioner John Kovash
Commissioner Michael Babbitt
Commissioner Michael Bonoff
Commissioner Robert Martin
Commissioner Michelle Wittenbrink
Commissioner Paul Fisher

Neighborhood Plan Development Team Members

Bill Relyea, Chair
Bela Barany
Esther Cramer
Sue McHugh
Gerald Pasquantonio
Joanne Pinelli
Alice Richmond

City Staff

Chris Jordan, City Manager
Bryan Brown, Planning Director
John Atkins, Community Services/Public Information
Teresa Zak, Administrative Assistant
Kathy Aha, GIS



Consultants

Cogan Owens Cogan LLC
Portland, Oregon

COGAN
OWENS
COGAN

Photos courtesy of Bill Relyea

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Introduction

The purpose of a neighborhood plan is to build community through a plan that identifies shared values and a strategy for maintaining and improving the neighborhood in accordance with these goals. 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 the livability within specific neighborhoods, as well as to help fulfill the overall community vision and to create a more livable city. More specifically, the neighborhood plan is intended to:

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



Relationship to the Comprehensive Plan

In general, a comprehensive plan is intended to provide broad policy direction which is implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of a sub-area or neighborhood plan.

The City's comprehensive plan was adopted in December 1983 and amended in July 2000 and October 2003. The Plan specifically states that the Comprehensive Plan provides the basis for other 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 Parker Crest 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.

The goals and policies of the Parker Crest Neighborhood Plan will have the same effect as goals and policies of the West Linn Comprehensive Plan, as applied to the Parker Crest Neighborhood. They supplement the goals and policies of the Comprehensive Plan, and do not conflict with them. Where the Parker Crest Neighborhood Plan does not discuss a particular issue, the Comprehensive Plan goals and policies shall have authority. The Actions contained in the Parker Crest Neighborhood Plan are carefully considered, but non-binding, recommendations. While the City of West Linn may choose to take different actions to implement the goals and policies of the plan, these Actions should be given special consideration and influence.

Neighborhood Associations

The City of West Linn encourages, recognizes, and supports neighborhood associations.

Neighborhood associations are 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.

West Linn Neighborhood Associations

MARCH 2006



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 Action Planning Process

The Parker Crest Neighborhood Association (PCNA) has developed this plan. The actual preparation of the plan was coordinated by the Neighborhood Planning Committee, whose members were appointed by the Neighborhood Association to represent the interests of the neighborhood as a whole.

This draft version of the Plan was available for review and comment by all residents of the neighborhood. Revisions and goal statements were based on the results of a spring, 2006 mail and internet-based survey. After considering and reconciling comments from the residents, the plan was endorsed by the Neighborhood Association and forwarded to the Planning Commission for their consideration. The City Council then adopted the Plan by resolution.

Neighborhood Profile

It is intended that city agencies will 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 should also 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 **VISION STATEMENT** describes the neighborhood's sense of identity and vision for its future.
- The **NEIGHBORHOOD GOALS AND OBJECTIVES** section identifies issues that are of concern to the residents of the neighborhood and potential strategies for addressing those concerns.
- Finally, the **ACTION CHART** summarizes in table format the strategies developed in the previous section along with additional information identifying responsibilities and priorities.

The Parker Crest Neighborhood is located in the central portion of the City, and it feels like a comfortable “home town” within the city. As a microcosm of the larger community, it includes over 500 residences, numerous home-based businesses, public facilities, and open spaces. The neighborhood is bounded on the east by Summit Street, on the north by Rosemont Road, on the west by Salamo Road, and generally on the south by Sabo Lane.

Public Facilities

Transportation

Parker Crest does not contain any major arterials, but includes several roads classified as minor arterials, including Rosemont Road, Salamo Road and Parker Road.

- Rosemont Road is a two-lane, two-way roadway with a posted speed of 40 miles per hour. East of Miles Drive the speed limit drops to 25 miles per hour and continues through the length of Summit Street and Skyline Drive. There are sidewalks adjacent to recently developed areas, but otherwise there generally are no sidewalks. Rosemont carries about 4,900 vehicles daily near Hidden Springs Road, with about 500 vehicles (two-way) during the evening peak hour. A bikeway is planned from Summit to Santa Anita. West Linn’s 2000 Transportation System Plan (TSP) calls for widening Rosemont Road and adding turn lanes from Santa Anita Drive to Summit Street.
- Salamo Road provides access to residential areas in West Linn from I-205. It is typically a three-lane, two-way roadway with bike lanes and either a planted median or center left turn lane. It has a posted speed of 40 miles per hour near I-205 and 35 miles per hour near Rosemont Road. There are sidewalks in several locations (recently developed areas), but with limited connectivity. It carries 5,600 vehicles per day near Rosemont Road and about 4,800 vehicles per day near Ponderay Drive.



Homeowner associations

- Parker Road is now being reconstructed into a constrained minor arterial. Parker Crest does not have any collector streets. Bike lanes are planned for Parker Road. Sidewalk improvements are planned on the minor arterials.

West Linn is primarily a single-family residential community where income and car ownership is high. Currently, two public bus lines operated by TriMet serve West Linn. Parker Crest is not directly served by bus service and none is planned in the foreseeable future.

Water

The existing water system in West Linn includes a reliable long-term source of water and the water quality is excellent. Significant investment in distribution improvements is needed, including pipeline upgrades, pump stations, and reservoirs. Particularly, the City’s reservoir system currently is at capacity.

Storm Drainage

Overall, the storm drainage system is in good condition. Recommended improvements in Parker Crest include replacing a number of under-capacity road and driveway culverts and under-capacity storm drains. Standing water is a concern in the Parker Crest neighborhood.

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. The district’s Rosemont Ridge Middle School is located at 20001 Salamo Road and has approximately 690 students. The school district is considering a boundary change to relieve congestion in City schools. West Linn is served by its own police department and by the Tualatin Valley Fire and Rescue Service District. The West Linn Library, which serves the entire city, is located in the Bolton neighborhood.



Hoodview



Parker Summit



McKenzie Rose

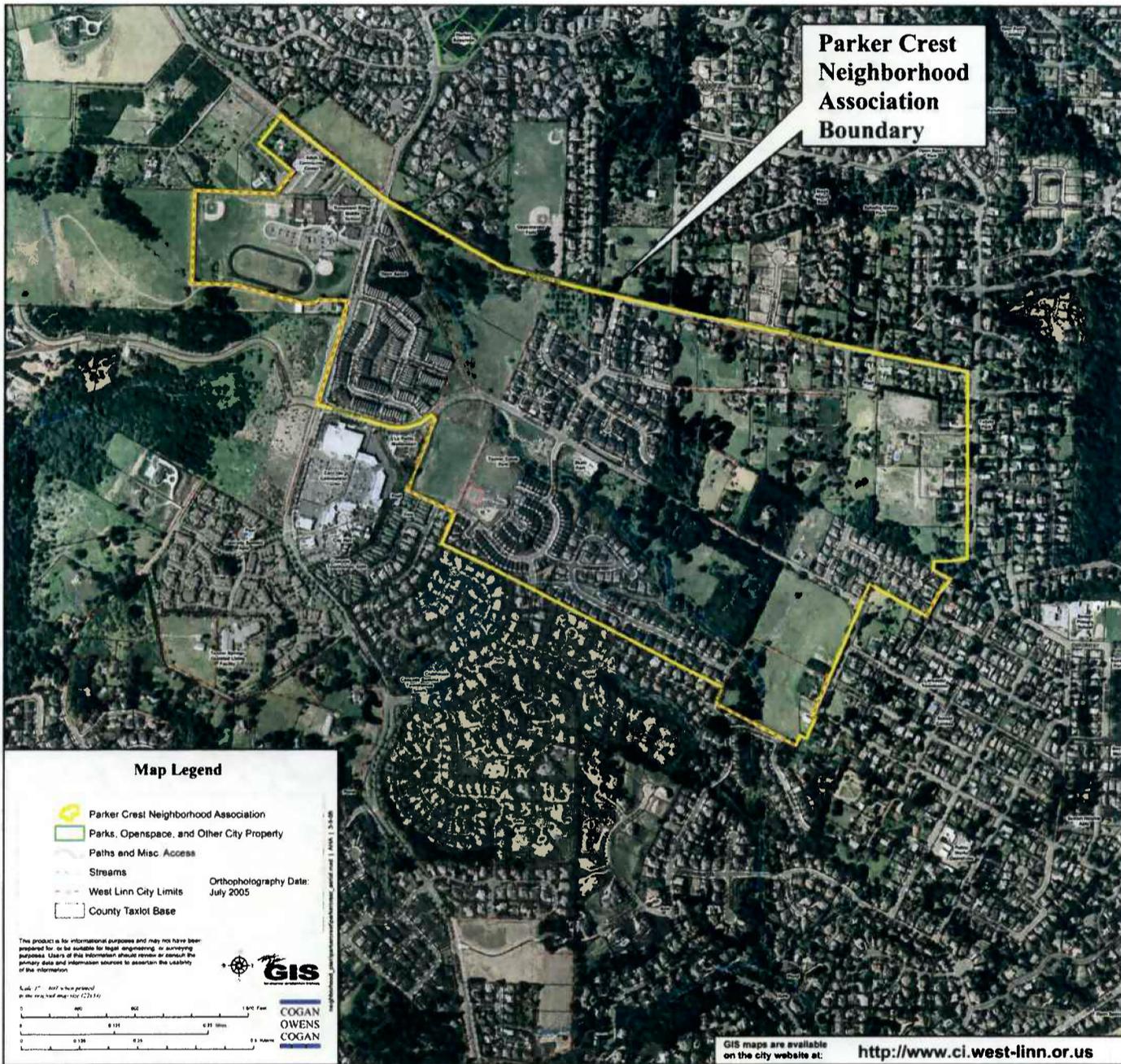


Rosemont Summit



Rogerfield

PARKER CREST NEIGHBORHOOD ASSOCIATION	About Parker Crest Neighborhood Association:
MARCH 2006	Number of Residential Households: 463 Population Estimate: 977 Land Area: 245 Acres Number of Residential Parcels: 482 (Vacant Residential Parcels: 11 + 20 Approved for Dev.) Number of City Owned Parcels (Parks, OS, other): 16 Other Parcels (Homeowners, Common Spaces, etc.): 11 Developed School Parcels: 5 <small>Household and Population estimates through December 31, 2005</small>
<h1>Aerial Photography</h1>	



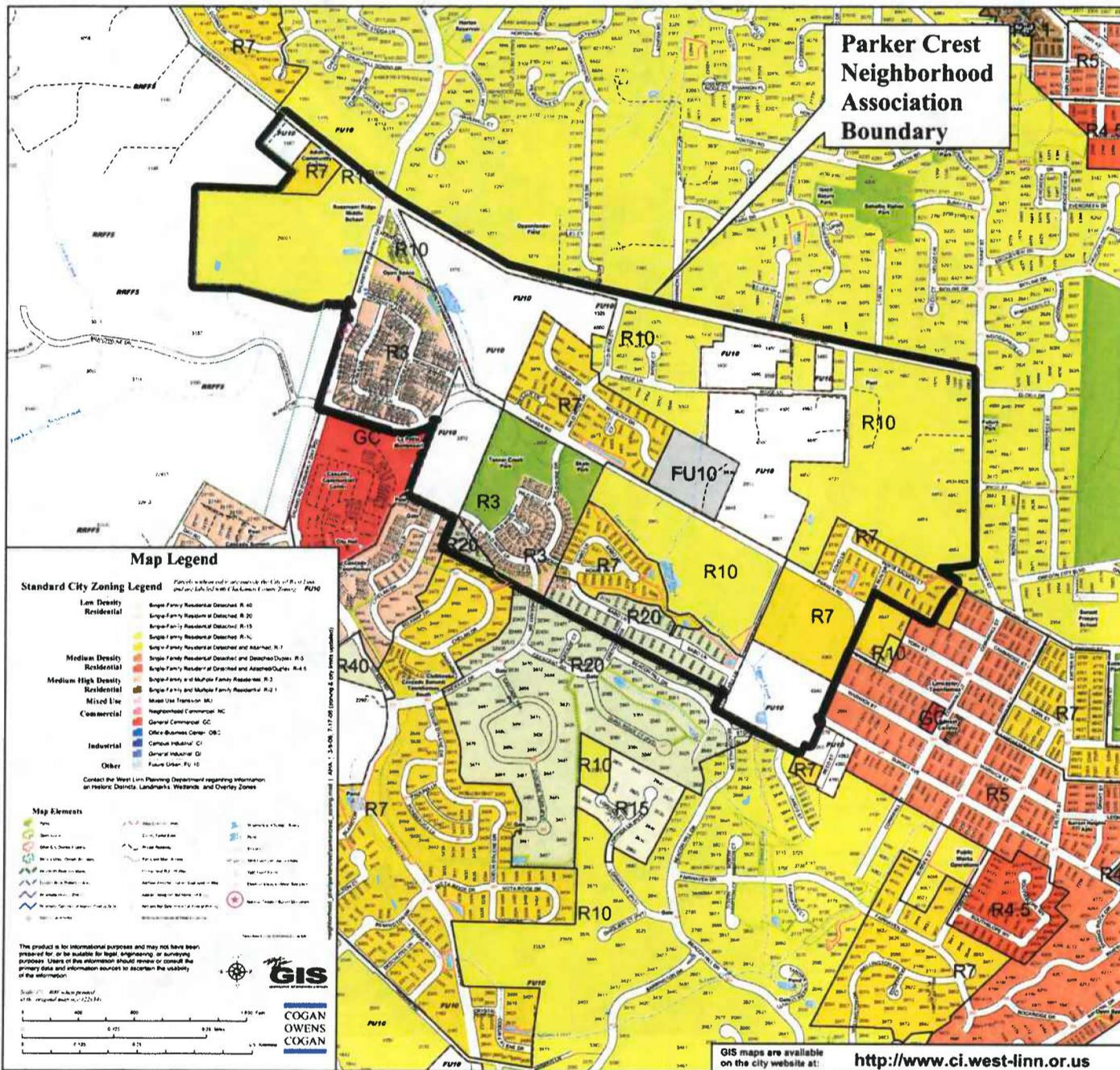
PARKER CREST NEIGHBORHOOD ASSOCIATION

JULY 2006

Zoning Map

About Parker Crest Neighborhood Association:

Number of Residential Households: 463
Population Estimate: 977
Land Area: 245 Acres
Number of Residential Parcels: 482
(Vacant Residential Parcels: 11 + 20 Approved for Dev.)
Number of City Owned Parcels (Parks, OS, other): 16
Other Parcels (Homeowners, Common Spaces, etc.): 11
Developed School Parcels: 5
Household and Population estimates through December 31, 2005



PARKER CREST NEIGHBORHOOD ASSOCIATION

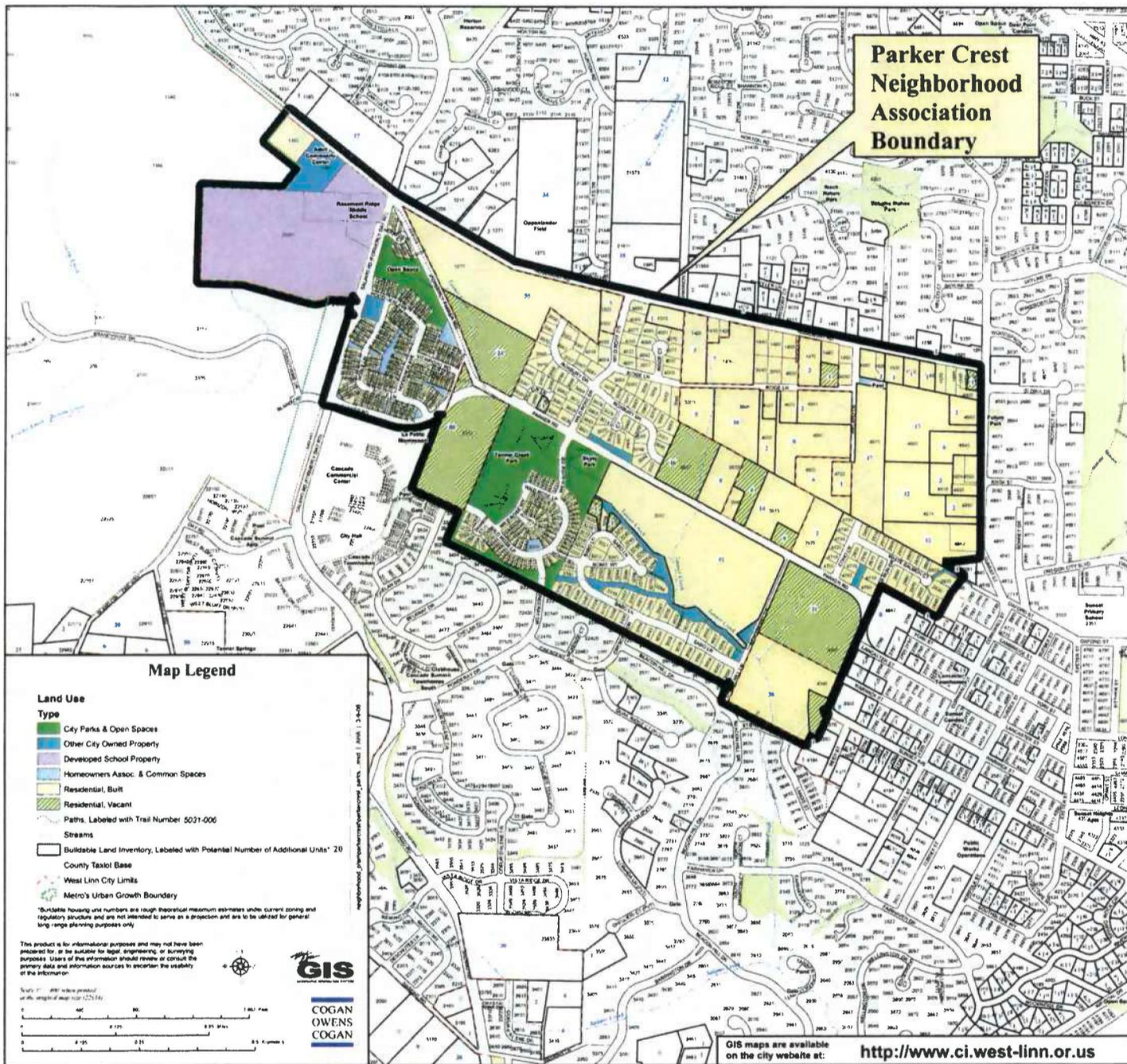
MARCH 2006

Parks & Open Space

About Parker Crest Neighborhood Association:

Number of Residential Households: 463
 Population Estimate: 977
 Land Area: 245 Acres
 Number of Residential Parcels: 482
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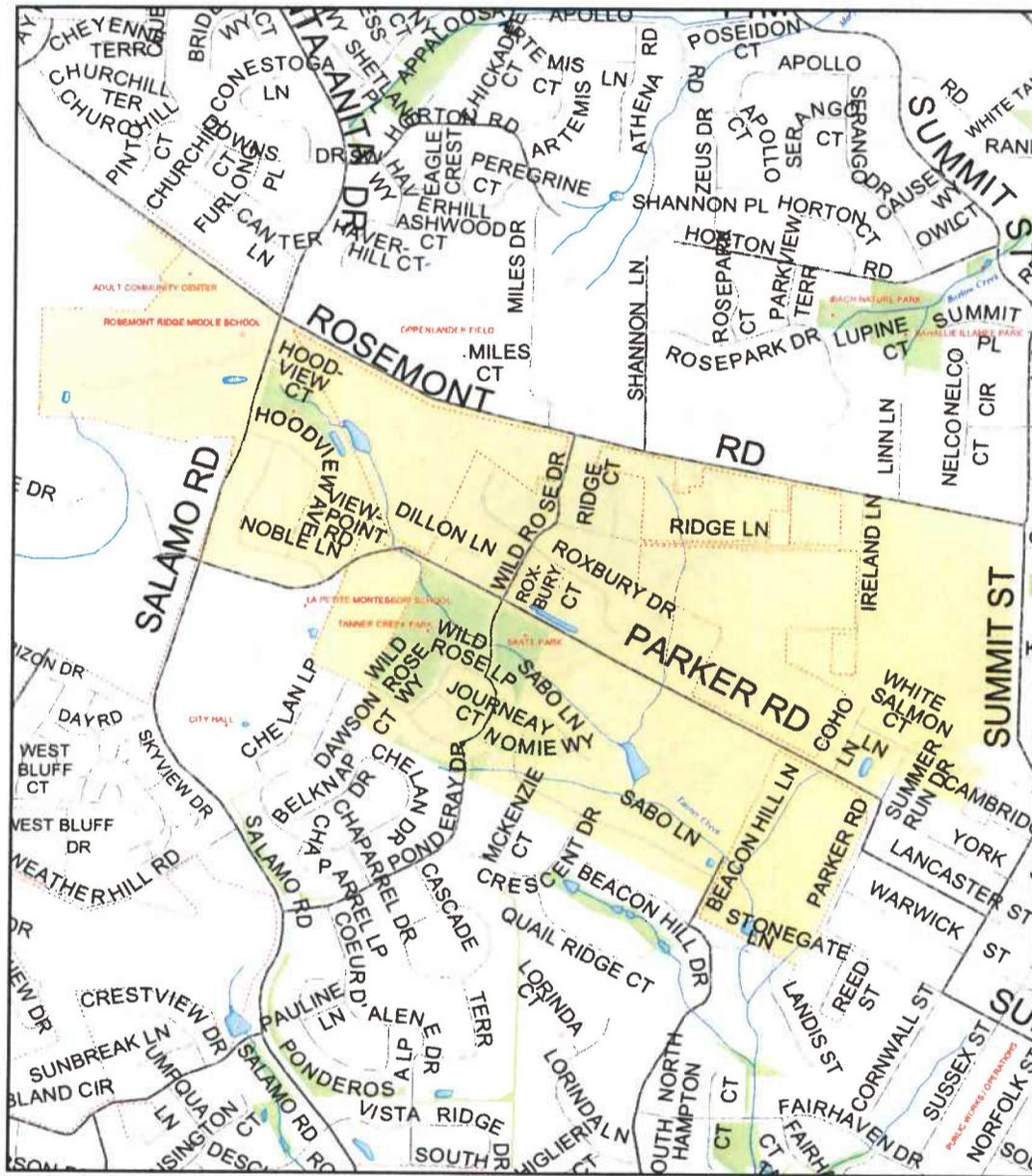
Household and Population estimates through December 31, 2005





Parker Crest 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, use, size, and suitability of the property for specific uses.

neighborhood_streetmaps\sa_streetmaps.mxd \aha\12-8-03



Vision Statement

- ❖ We desire that the Parker Crest Neighborhood be preserved as a comfortable "home" within the City, with easy access to schools and shopping. The neighborhood association will take an active role in preserving and enhancing this vision. Residents and the City will work together to maintain and improve the mature trees, landscaping, medians within parkways, parks, and open spaces.
- ❖ Neighbors will continue to preserve and enhance the attractive appearance of their property by participating in City and neighborhood association sponsored clean-ups. Through the neighborhood association, volunteers will be available to help those who need assistance.
- ❖ Effective traffic control will keep traffic on the arterial streets rather than the neighborhood streets. The parkways, sidewalks, and designated bike paths will make it safer and more enjoyable for people who walk or bike along the neighborhood streets.
- ❖ The greater area and home-based business community will be active participants in supporting the neighborhood vision.
- ❖ Neighbors will take a personal sense of responsibility for the well-being of the neighborhood, and a spirit of volunteerism will prevail to meet their neighbors' needs.

THIS SECTION identifies issues that are of concern to the residents of the neighborhood, along with potential action steps for addressing these concerns. Goals and key issues, which are stated in terms of policies, are categorized by topics similar to those found in the City of West Linn comprehensive plan. The order in which policies and action steps appear do not necessarily correspond to their relative degree of importance. For a more detailed description of priorities, along with a list of various agencies responsible for implementing each action step, see the ACTION CHART presented in the final section of this report. Suggested partners for implementation are shown at the end of each policy.

1. Community Appearance

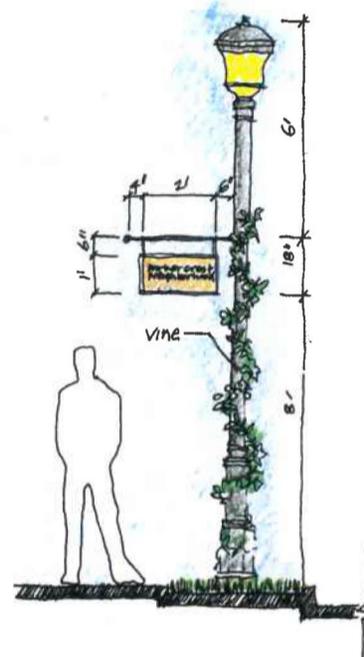
GOAL: Maintain and enhance the attractive appearance of the Parker Crest Neighborhood.

POLICY 1: Enhance gateways and landscaping within the neighborhood.

There are many opportunities to enhance gateways and landscaping within the neighborhood. Landscaped planting strips make sidewalks safer for pedestrian use. They also buffer buildings and activities from traffic and other related nuisances. Nearby commercial properties and parking areas within the neighborhood could be improved with more landscaping.

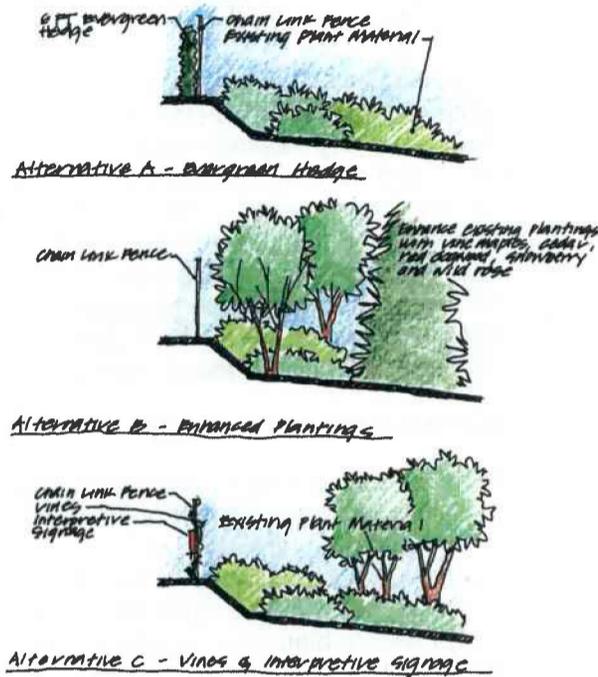
Recommended Action Steps:

1. Develop a landscape and sidewalk program that can be coordinated with street improvements, and publicly owned properties.
2. Beautify areas next to the riparian zone on Sabo Lane between Ponderay Drive, Chelan Creek and Tanner Creek.
3. Develop programs for residents and developers to encourage landscaping and tree planting throughout the neighborhood.



Example of entry marker

4. Ask local youth organizations and volunteers to get involved in neighborhood clean-up and yard work for those unable to do it for themselves.
5. Work with the Tanner Basin Neighborhood Association and the City of West Linn to ensure quality design standards for commercial areas.
6. Beautify wetland and drainage areas.
7. Work with the City to identify a model location for landscaping or gateway improvement. Pursue *Nature in the Neighborhood* and other grants.
8. Install a visual screen between Cascade Summit shopping center parking lot and neighborhood.
9. Educate and encourage homeowners to maintain their older trees with proper pruning methods.
10. PCNA may create and maintain a list of landscapers from neighborhood recommendations, to be provided to residents with no preference indicated.
11. Identify volunteers willing to share their knowledge or ability relating to landscaping.



Stormwater drainage alternatives

12. Identify and mark entrances to the neighborhood, at the intersections of: Rosemont and Salamo Roads; Parker and Salamo Roads; Rosemont Road and Summit Street; and Parker Road and Summer Run Drive.
13. Notify the public utilities to prune trees that are in the power lines.

Partners: Neighborhood residents, City of West Linn, Parker Crest Neighborhood Association, homeowner associations.

POLICY 2: Create tree-lined boulevards along Parker, Salamo, Rosemont and Summit Roads.

Parker Road acts as the gateway to Parker Crest. Its appearance is important for creating a good impression of the neighborhood. With the proper maintenance, Parker Road has the opportunity of becoming a beautiful attraction for West Linn and the adjacent neighborhoods.

Recommended Action Steps:

1. Create a partnership with adjacent

neighborhoods and the City to develop a plan for improving Parker Road.

Suggestions include:

- Plant trees and landscape the area.
- Address traffic safety concerns with the existing landscape. Work with the City's Transportation Division to prevent sight restrictions from being created.
- Develop a storm water maintenance program for Parker Road and Rosemont Road.
- Provide a sidewalk and bicycle path on both sides of Parker Road, which leads to the baseball field on Rosemont and down to the Tanner Creek Park.
- Develop design standards for architectural-style light fixtures, drip irrigation, and hanging baskets.
- Adopt a parkway or adopt-a-trail program.

Partners: City of West Linn Public Works, adjacent neighborhood and homeowner associations.

POLICY 3: Support the City's efforts to regulate wireless communications facilities and other infrastructure that can have a negative visual impact on the neighborhood.

Recommended Action Steps:

1. Encourage the City to develop standards for regulating other types of above ground infrastructure to reduce visual impacts on the neighborhoods.
2. Participate in opportunities to work with the City as it develops ordinances to regulate transmission equipment, power stations, and communication poles.

Partners: City of West Linn, communications industry.

POLICY 4: Provide mechanisms to maintain a clean, junk free, well-maintained appearance for public and privately owned buildings and open spaces.

Recommended Action Steps:

1. Gather information on programs for clean-up assistance that may be available through the City and tap into these sources.
2. Take measures to involve the business community and residents to sponsor clean-up efforts.
3. Provide information to educate residents on City ordinances and procedures to file complaints.

Partners: Homeowner associations, City of West Linn, Chamber of Commerce, private businesses.

POLICY 5: Recognize efforts to enhance neighborhood appearance.

Recommended Action Steps:

1. Seek outside recognition and present awards to individuals and businesses for design efforts that enhance the aesthetic character of the neighborhood.
2. Actively promote Parker Crest assets and accomplishments to enhance the neighborhood's public image and success within the city.
3. Work with Metro and the Nature in the Cities program to develop a plan for Tanner Creek.
4. Identify ways, e.g., through lighting, road signs or other markers, to cultivate a feeling of being in the Parker Crest neighborhood.

Partners: City of West Linn, Chamber of Commerce, local realtors.

2. Community Building

GOAL: Maintain and enhance the welcoming, open neighborhood feel and sense of community.

POLICY 1: Foster communication among

neighbors and promote common values of the neighborhood.

Communication with respect between and among neighbors is vital to discovering what the community's shared values are. Creating the opportunity for neighborhood involvement can lead to increased communication, greater understanding, and awareness of shared values, thereby enhancing a sense of community. Improved communication among neighbors encourages them to become more involved with neighborhood issues.

Recommended Action Steps:

1. Utilize all available means of communication including a web site, phone hot line and neighborhood newsletter.
2. Develop a neighborhood communications strategy, including a pamphlet; possibly provide a biennial or quarterly newsletter.
3. Develop neighborhood policies, processes, and procedures to facilitate communication.
4. Hold regular Neighborhood Association meetings – publicize them on the City's Web site.
5. Encourage neighbors to contribute newsletter submissions.
6. Set aside time for neighbors to share news and concerns at the association meetings.
7. Survey neighbors annually on their concerns, issues and priorities for action.

Partners: Neighborhood association, City of West Linn.

POLICY 2: Facilitate neighborhood participation in local government.

Participation in local government processes informs the neighborhood of important issues facing the community. Local involvement provides additional opportunities for strengthening and enriching the neighborhood and the City. It provides another channel for making the interests of the neighborhood known to City decision-makers.

Recommended Action Steps:

1. Educate neighbors on how to participate effectively in local government, neighborhood associations and homeowner associations.

2. Support local events and organizations which benefit the neighborhood.

Partners: neighborhood association.

POLICY 3: Promote mutual respect among neighbors.

The Parker Crest Neighborhood has a diverse population, which includes residences, businesses, and public institutions. A strong sense of community enables neighbors' concerns to be addressed and remedied with consideration for cultural diversity and shared values.

Recommended Action Steps:

1. Work with the City and homeowner associations to develop programs for improving understanding and relationships among neighbors.
2. Encourage and support use of the City offices.
3. Work with the City to devise methods to foster respect among neighbors.

Partners: City and homeowner associations, fire and police departments.

POLICY 4: Provide opportunities for social interaction among neighbors.

Social events allow neighbors to get to know one another, exchange information in a relaxed and less formal setting, and create opportunity for cross-generational interaction among all residents within the neighborhood.

Recommended Action Steps:

1. Set aside time at the association meetings for socializing.
2. Hold several socials each year.
3. Plan family events such as music in the park series or a tree lighting ceremony.

POLICY 5: Work with City to review actions regularly.

Recommended Action Steps:

1. Revisit the neighborhood plan and action chart annually. Update action chart as

needed.

Partners: neighborhood residents, homeowner associations and home-based businesses.

3. Economic Development

GOAL: Encourage home-based businesses in Parker Crest; work with area businesses, homeowner associations, and realtors to enhance a collaborative business-residential environment.

POLICY 1: Encourage home-based businesses to be "good neighbors".

Residents of Parker Crest Neighborhood value the convenience of its neighborhood and area businesses that offer the goods and services they need. It is important to the residents to create a neighborhood partnership with local businesses by encouraging them to participate in local activities and be responsive to the concerns of the residents. Note: Some homeowner association standards are stricter than city code.

Recommended Action Steps:

1. Continue to encourage neighborhood residents to support businesses in and adjacent to the neighborhood.
2. Designate a PCNA business liaison to share residents' input with local businesses on neighborhood and business issues.
3. Establish a neighborhood program with local businesses to encourage the employment of youth.
4. Continue to invite local businesses to participate in neighborhood activities and decision-making.
5. Encourage local business owners to continue posting flyers to publicize neighborhood activities.

Partners: Chamber of Commerce, home-based and area businesses, homeowner associations and realtors.

POLICY 2: Recognize efforts of area business that enhance the livability of the neighborhood.

Local businesses are a vital part of the neighborhood and the services they provide do much to increase its livability. It is important to recognize businesses as they respond to the needs of the neighborhood at-large.

Recommended Action Steps:

1. Work with the West Linn Chamber of Commerce to acknowledge businesses that are active and responsive to the area.
2. Encourage home-based and area businesses to be ecologically responsible.
3. Work with the West Linn Chamber of Commerce to acknowledge businesses that provide events and entertainment that contribute to the community's well-being.

Partners: Home-based and nearby businesses, homeowner associations and the Chamber of Commerce.

POLICY 3: Promote Parker Crest Neighborhood as a good place for home-based businesses.

Empty buildings and vacant lots attract graffiti and vandalism. They detract from the appearance of the community. It is important for the neighborhood to have an active and successful residential character.

Recommended Action Steps:

1. Actively participate in the recruitment of businesses to locate in the Parker Crest Neighborhood.
2. Assist realtors and home-based businesses in promoting Parker Crest as an excellent place to live.

Partners: City of West Linn, Chamber of Commerce, and local home-based and area businesses.

4. Housing

GOAL: Provide a welcoming neighborhood environment that builds on existing neighborhood character.

POLICY 1: Provide information to residents

who are purchasing a home.

Home ownership encourages residents to take better care of their property and creates pride in ownership. This helps to make the entire neighborhood more attractive. It also helps create a greater pride in and sense of belonging to the neighborhood.

Partners: Realtors, local builders and the Chamber of Commerce.

POLICY 2: Encourage residential construction and remodeling that reflects the character of the neighborhood.

New residential construction and remodeling should be designed to reflect the existing scale, setbacks, major architectural elements, and general appearance of nearby residences.

Recommended Action Steps:

1. Partner with homeowner associations to ensure development and redevelopment that reflects and supports neighborhood character.
2. Work with the City to develop residential design guidelines for the neighborhood that address new residential construction and remodeling.
3. Encourage quality design, including Green Building practices and standards.

Partners: City of West Linn, developers, industry, homeowner associations and their architectural review committees, West Linn Sustainability Task Force.

POLICY 3: Encourage residents to maintain their home and property.

Most of the residents within the neighborhood take pride in their home and yard by keeping them well maintained. This pride in ownership reflects on the neighborhood as being a desirable place to live and attracts new residents and businesses. Residents are interested in exploring ways to encourage home maintenance.

Recommended Action Steps:

1. Identify and advertise programs in the

- neighborhood newsletter which assist residents in home improvement and maintenance.
2. Through the neighborhood association, identify volunteers willing to share their knowledge or ability relating to home maintenance.
 3. PCNA may create and maintain a list of contractors from neighborhood recommendations, to be provided to residents with no preference indicated.
 4. Work with homeowner associations to examine the relationship between CCRs and city code.
 5. Work with the City of West Linn and homeowner associations regarding property maintenance while property is vacant.

Partners: City of West Linn and homeowner associations.

5. Land Use

GOAL: Protect and preserve the livability of the Parker Crest neighborhood.

POLICY 1: Maintain the current balance of land uses and density in the neighborhood.

PCNA is a predominantly residential neighborhood surrounded by business and public properties. Local businesses provide convenient services that are valued by the neighborhood. It is important to residents that these businesses remain successful. Higher density residential properties are scattered throughout and provide a mix of housing opportunities for the residents. This current mix of density provides a good population base to help support the business community. The PCNA believes that no significant increase of density is desirable. Home-based businesses are allowed by City ordinance to the extent that they continue to appear residential and do not cause significant increases in traffic or parking problems on neighborhood streets. It is important to the character of the neighborhood that home-based businesses operate within the law.

Recommended Action Steps:

1. Maintain the zoning per the Comprehensive Plan.

Partners: Homeowner associations, home-based businesses, Chamber of Commerce.

POLICY 2: Enhance communications between the City and the Parker Crest Neighborhood Association.

PCNA will endeavor to provide expedient and complete information to residents regarding any up-coming development. The action steps below are designed to create a better understanding of the City's policies and implementation measures.

Recommended Action Steps:

1. Create a land use committee to review, report, and recommend action to the neighborhood on proposed projects and/or zoning changes, as well as provide testimony at public hearings.
2. Establish and maintain open communication with the West Linn/Wilsonville School District regarding use by the community, and any future development or impact on school sites in the neighborhood.
3. Provide information to residents about the planning and zoning process.

Partners: City of West Linn, West Linn/Wilsonville School District.

POLICY 3: Create partnerships between neighborhood associations.

Recommended Action Steps:

1. Create a partnership with adjacent neighborhood associations to protect common parkways. Encourage these neighborhoods to include parkway issues in their action plans.

Partners: City of West Linn, adjacent neighborhood associations.

POLICY 4: Encourage clean, environmentally conscientious, and family oriented businesses in Parker Crest.

Recommended Action Steps:

1. Review current regulations regarding fencing to find what building ordinances prohibit use of barbed-wire, razor wire, and slatted fences where visible to the public.
2. Support legislation to limit the use of unattractive barriers and encourage attractive landscape and earth-berm buffering.
3. Be informed about current laws and work with City government to strengthen or establish zoning laws to prohibit any potentially toxic industry from locating within or near the neighborhood.

Partners: City of West Linn, Chamber of Commerce.

POLICY 5: Identify and protect natural and historic resources.

Recommended Action Steps:

1. Support adoption of the City's Goal 5 resource maps.
2. Assist property owners with historic designations and support citywide efforts to retain heritage resources and areas, such as in the Willamette and Bolton neighborhoods.



S curve on Parker Road

Partners: Historic preservation organizations, Willamette neighborhood.

6. Transportation and Mobility Management

GOAL: Provide a consistent and fair pattern of traffic calming and bicycle and pedestrian safety throughout the neighborhood.

POLICY 1: Facilitate safe and efficient

pedestrian and bicycle transportation throughout the neighborhood.

Parker Crest neighbors like to walk or bicycle within the neighborhood for recreation and fitness. The traffic volume combined with the general absence of sidewalks and bicycle lanes are not only a disincentive, but actually make these forms of travel hazardous. The neighborhood strongly desires to preserve existing sidewalks and bike lanes, and also to increase safety, improve connections, and create a continuous network.

Recommended Action Steps:

1. Work with the City to acquire funding to improve pedestrian access to Cascade Summit, including on Parker Road, especially the "s" curve, which needs traffic calming.
2. Identify and build sidewalks and bicycle lanes in priority arterial streets.
3. Conduct a traffic study to determine how best to provide safe and sufficient parking at Tanner Creek Park.
4. Work with the City to acquire funding to build crosswalks across Wild Rose Way to provide protection for pedestrians crossing to Tanner Creek Park.
5. Install stop sign and crosswalks at Wild Rose Drive and Wild Rose Loop.
6. Explore opportunities for installing tactile markings for crosswalks for the blind.
7. Work with the City to acquire funding to connect and improve bridal paths leading from Tanner Creek to Rosemont to Luscher Farm in Lake Oswego.
8. Participate in City's Transportation System Planning process.
9. Support bicycle lanes on appropriate streets in and adjacent to the neighborhood.
10. Support and assist neighbors in forming Local Improvement Districts (LIDs) and applying for grants to fund sidewalks.

Partners: City of West Linn Public Works, homeowner associations.

POLICY 2: Slow traffic around Rosemont Ridge Middle School.

Speeding in front of the Rosemont Ridge Middle School is a concern of local residents, especially during peak student access times at the beginning and end of the school day.

Recommended Action Steps:

1. Monitor and enforce the speed limit of 20 miles per hour in neighborhood school zones.
2. Encourage residents to continue participation in the "Speed Watch" program.
3. Explore opportunities to increase the school zone around the school.
4. Install signs in school zones warning motorists of double traffic fines for speeding in these areas.

Partners: City of West Linn, Rosemont Ridge Middle School, neighborhood residents.

POLICY 3: Discourage speeding and cut-through traffic.

Neighbors are concerned with both the speed and number of motorists who cut through the neighborhood to avoid traffic and signals on the main streets serving the area. This additional traffic is both disruptive and dangerous. Residents would like to work with the City to discourage this behavior.

Recommended Action Steps:

1. Identify streets which could benefit from traffic calming devices (e.g., on Wild Rose between Parker and Rosemont Road) and encourage the City to include these improvements in the Transportation System Plan.
2. Restrict parking on Ponderay and Wild Rose near median islands to allow for emergency vehicles and improve safety.

Partners: City of West Linn Public Works.

POLICY 4: Improve traffic circulation and reduce congestion on designated streets.

Recommended Action Steps:

1. Consider and mitigate Latter Day Saints church impacts, e.g., islands on Wild Rose.
2. Work with the City's Transportation Department and adjacent neighborhoods to implement improved traffic flow for Rosemont and Santa Anita Streets.
3. Support a tailored demand-based bus system on main streets (e.g. Salamo), including installing bus shelters at high use locations and other pedestrian improvements.
4. Participate in a regular review of city and state facilities and transportation plans to keep informed of projects and provide comments to the decision-makers in the project selection process.

Partners: City of West Linn Public Works, TriMet.

POLICY 5: Identify and eliminate traffic hazards.

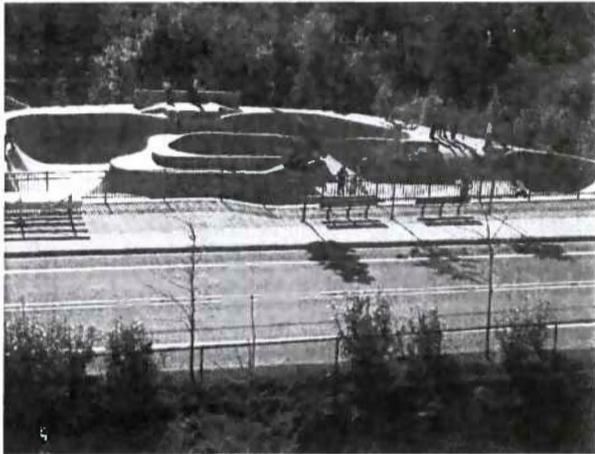
Parker Crest is an established neighborhood with mature landscaping. Over the years, some trees and shrubs have become overgrown and block the view of cross traffic. This creates a hazard for cars, pedestrians and bicyclists as they travel in the neighborhood. Many residents are unfamiliar with the City's requirements which govern obstructions to the safe movement of traffic, e.g. the restrictions at intersections to protect "sight distance triangle".

Recommended Action Steps:

1. Educate neighbors on how to report problems to the City related to street repairs and traffic signs.
2. Work with the City to notify property owners of sight triangle problems and work to resolve them.
3. Identify and create the means for notification.
4. Educate neighbors regarding the "sight triangle" standard for visibility (Community Development Code, Chapter 42).

Partners: City of West Linn Code Enforcement Officer, homeowner associations.

7. Tanner Creek Park



Skate Park

GOAL: Maintain and improve Tanner Creek Park and skate park so that the neighborhood and West Linn community can continue to be proud of this asset.

POLICY 1: Mitigate noise impacts from Tanner Creek Park.

The Parker Crest Neighborhood is subject to substantial noise impacts from the skate park and play areas, especially when organized functions take place.

Recommended Action Steps:

1. Work with the City to conduct noise impact studies and mitigate noise impacts accordingly for the skate park and other activity areas within the park.
2. Work with the City on issues affecting the homeowners adjacent to the skatepark.
3. Encourage the City Council to appoint community members from the Parker_Crest Neighborhood on the Parks and Recreation Board as a means to encourage better communication on issues which impact the community

POLICY 2: Encourage usage of the park so that makes it is a community asset for area residents and park users.

Recommended Action Steps:

1. Monitor use of the park and notify residents when events are scheduled.

Partners: Parks and Recreation Board, Task Force and Friends of Tanner Creek Park.

POLICY 3: Develop and implement a parking strategy for Tanner Creek Park

Recommended Action Steps:

1. Develop and implement a parking strategy for Tanner Creek Park that will provide additional parking opportunities and reduce impacts upon neighboring streets.
2. Ensure that any new parking areas are accessible according to Americans with Disabilities Act standards.

Partners: City Council, Planning Commission, Parks and Recreation Board, Parks and Recreation Department, Task Force and Friends of Tanner Creek Park.

8. Open Space and Recreation

GOAL: Enhance open space and recreational opportunities in Parker Crest.

POLICY 1: Protect and improve parks, parkways, and open space.

The parks, parkways, and open spaces of PCNA are central features and enhance the neighborhood. The open spaces created by the school campuses and neighborhood parks, are an important part of the neighborhood's character.

Recommended Action Steps:

1. Discuss shared use of facilities with the West Linn-Wilsonville School District.
2. Identify and preserve sensitive areas including those listed in the Goal 5 inventory, such as wetlands.
3. Preserve the Tanner Creek riparian corridor and restore degraded portions of the corridor as wildlife habitat.

Partners: City of West Linn Park and Recreation Department, West-Linn Wilsonville School District.

POLICY 2: Increase visibility of assets and accessibility and use of open spaces within the neighborhood.

Recommended Action Steps:

1. Create landscaping standards for all open spaces. Provide trails, gazebos, site furniture, statues, and other features as well as vehicle turnouts and parking.
2. Maintain the natural character of publicly owned areas.

Partners: City of West Linn Park and Recreation Department.

POLICY 3: Provide opportunities for the arts and creative expression for people of all ages.

Recommended Action Steps:

1. Promote activities and events at the Adult Center and throughout West Linn.

Partners: Rosemont Middle School, Marylhurst University, Adult Center, Library, Arts Council.

POLICY 4: Work with City to provide linkages between open spaces.

Recommended Action Steps:

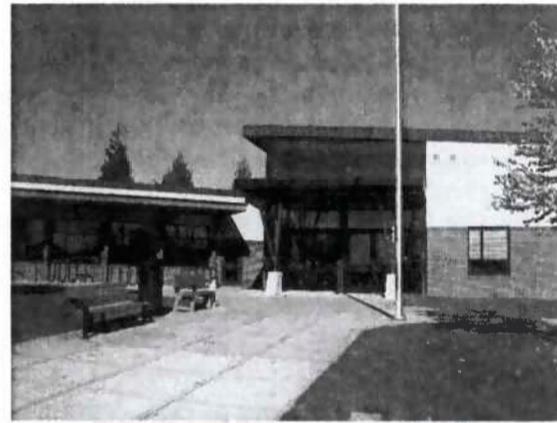
1. Work with the City to identify and mark the trail system within Parker Crest, within linkages to the surrounding neighborhoods.
2. Organize neighborhood walks to help familiarize residents with the recreational assets and trail resources of the area.

Partners: Willamette Pedestrian Coalition, West

Linn Trails Group, City of West Linn Park and Recreation Department.

9. Public Facilities and Services

GOAL: Ensure the provision of adequate, efficient and affordable public services.



Rosemont Ridge Middle School

POLICY 1: Make better use of public facilities and services within and adjacent to the neighborhood.

There are school grounds, public administration buildings, and the community center, and other buildings open to the public which could be used by neighborhood residents and the association for special events.

Recommended Action Steps:

1. Provide information to neighbors in the newsletter on facilities and public buildings such as the Adult Center which are available for neighborhood meetings and gatherings.
2. Gather information and encourage the use of services and recreational activities for adults and children within the neighborhood.

Partners: West Linn Adult Center, West Linn Wilsonville School District.

POLICY 2: Work to improve commercial and residential street lighting where appropriate.

Concerns have been raised among the residents concerning safety along some of the streets at night. Although residents do not favor high intensity/auto oriented streetlights, additional low intensity street lighting would be appropriate along particularly dark streets.

Recommended Action Steps:

1. Work with the City to find funding sources to install additional street lighting where needed throughout the neighborhood.
2. Consult with residents affected by the installation of new lighting to mitigate impacts.

Partner: City of West Linn.

POLICY 3: Identify and improve stormwater drainage deficiencies.

Some of the streets in the neighborhood are without adequate storm drainage. This causes localized flooding and forces excess water to stand in the road and along the roadside where there are no curbs.

Recommended Action Steps:

1. Encourage Leadership in Energy and Environmental Design (LEED) residential development.
2. Encourage residents to keep storm drains free of debris.
3. Encourage residents to clean-up common household chemicals used in the driveway and automobile lubricants that spill or leak from automobiles so pollutants do not end up in the storm sewer.
4. Encourage the filtering of stormwater runoff where beneficial, without redirecting the natural flow of water.
5. Educate neighbors on how to report storm drainage problems in high water situations.
6. Encourage residential developers and the Planning Commission to adopt sustainable building practices, adding a downspout disconnect program to the Community Development Code.

7. Identify areas that lack adequate drainage and inform the Public Works Department.

Partner: City of West Linn Public Works Department.

POLICY 4: Improve and protect water quality and services.

The City's water supply is a valuable commodity that needs to be protected to ensure safe water for all residents. It is important to the neighborhood to do its share in protecting the water supply. Residents should be encouraged to become informed and develop an understanding about aquifer protection and participate in programs to protect this resource.

Recommended Action Steps:

1. Educate neighbors about water conservation and aquifer protection measures.

Partner: City of West Linn Public Works Department.

10. Public Safety

GOAL: Maintain a safe and welcoming neighborhood environment.

POLICY 1: Eliminate crime in the neighborhood.

The neighborhood has a low rate of reported crime, but there are opportunities for improvement. One of the major concerns is nuisance pranks.

Recommended Action Steps:

1. Promote the use of the McGruff Neighborhood Watch and Safe Home Program.
2. Explore and educate neighbors about programs.
3. Encourage local businesses to support parking control regulations.
4. Support legislation which funds citizen action programs.

POLICY 2: Create a network to support safety in the neighborhood.

Being safe is a critical component of livability in the community. In the final analysis residents

are the best crime fighters in the neighborhood. An ongoing commitment to safety requires participation by neighbors.

1. Promote the "Block Home" program (McGruff) for the safety of children on neighborhood streets.
2. Help residents form neighborhood watch programs.
3. Work with the fire department on fire prevention issues.

Partners: City of West Linn Police Department, Tualatin Valley Fire and Rescue, West Linn/Wilsonville School District.

POLICY 3: Promote public and private safety programs.

Sometimes residents fail to take advantage of public safety programs because they are not aware of them. One responsibility of the neighborhood association is to publicize safety programs.

Recommended Action Steps:

1. Promote and organize a neighborhood community emergency response team (CERT).
2. Provide community emergency response training, including disaster preparedness.
3. Support the federal/state Triad program to reduce crime among the elderly.
4. Create safe environments at community centers by eliminating densely-vegetated areas.



Partners: City of West Linn
Short Short List

Police Department, West Linn/Wilsonville School District, Adult Center.

POLICY 4: Support community policing and crime prevention as a means of increasing public safety.

Recommended Action Steps:

1. Educate neighbors about the community policing concept.
2. Encourage police bike patrols of parks.
3. Support a web site that would provide access to information available to the public from the Police Office on sex offenders.
4. Support K-9 efforts of the West Linn Police Department.
5. Advocate for the use of Radar Reader Trailer which flashes the speed of vehicles as they pass; implement on a consistent basis.
6. Request increased police patrols during spring and summer evenings.

Partners: City of West Linn Police Department, West Linn/Wilsonville School District.



Play equipment at Tanner Creek Park

The "short, short" term, immediate priorities identified by the neighborhood are listed below. Parker Crest looks forward to an opportunity to work with the City on implementing these items.

- Adoption of the Goal 5 inventory for natural and historic resources.
- Implementation of the skate park action items.
- Installation of gateway treatments in three-four points of the neighborhood.
- Improvement of the appearance of stormwater detention areas.
- Improved neighborhood communications (pamphlet, e-newsletter).
- Improve pathway to Cascade Summit Shopping Center.



Action Chart

The **ACTION CHART** on the following pages summarizes in table format the objectives and action steps identified in the previous section. Additional information identifying the relative priority of each action step, along with those agencies and organizations responsible for implementing the action steps, is also provided.

Recommended action items identified as having a "high" priority are considered by the Neighborhood Association to be most important and are marked as a short term item. "Medium" priority action steps are somewhat less important. "Low" priority action steps are considered least important and are indicated as a long term action. Ongoing actions are marked with an "O."



Tanner Creek in the Parker Crest Neighborhood



ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
GOAL 1: COMMUNITY APPEARANCE				
<i>Policy 1: Enhance gateways and landscaping within the neighborhood.</i>				
Actions:		PCNA	City	Other
1. Develop a landscape and sidewalk program that can be coordinated with street improvements, and publicly owned properties.	S	•	○	Homeowner associations
2. Beautify areas next to the riparian zone on Sabo Lane between Ponderay Drive, Chelan Creek and Tanner Creek.	S	•	○	Homeowner associations
3. Develop programs for residents and developers to encourage landscaping and tree planting throughout the neighborhood.	S	○	•	Homeowner associations
4. Ask local youth organizations and volunteers to get involved in neighborhood clean-up and yard work for those unable to do it for themselves.	S	•	○	Girl and Boy Scouts, PTA and other school groups, faith-based youth groups
5. Work with the Tanner Basin Neighborhood Association and the City of West Linn to ensure quality design standards for commercial areas.	S	•	○	Developers, Tanner Basin Neighborhood Association
6. Beautify wetland and stormwater drainage areas.	S	•	○	Landscaping businesses
7. Work with the City to identify a model location for landscaping or gateway improvement. Pursue <i>Nature in the Neighborhood</i> and other grants.	S	•	○	
8. Install a visual screen between Cascade Summit shopping center parking lot and neighborhood.	S	•	○	
9. Educate and encourage homeowners to maintain their older trees with proper pruning methods.	M	•	○	Landscaping businesses
10. PCNA may create and maintain a list of landscapers from neighborhood recommendations, to be provided to residents with no preference indicated.	M	•		Homeowner associations
11. Identify volunteers willing to share their knowledge or ability relating to landscaping.	M	•	○	Homeowner associations

Legend: • = Lead role ○ = Supporting role

S = Short term action (1-2 years) M = Medium term action (3-5 years) L = Longer term action (6-10 years) O = Ongoing

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
12. Identify and mark entrances to the neighborhood, at the intersections of Rosemont and Salamo Roads, Parker and Salamo Roads, Rosemont Road and Summit Street, and Parker Road and Summer Run Drive.	L	•	◦	
13. Notify public utilities to prune trees that are in the power lines.	O	◦	•	Utility companies
<i>Policy 2: Create tree-lined boulevards along Parker, Salamo, Rosemont, and Summit Roads.</i>				
Actions:		PCNA	City	Other
1. Create a partnership with adjacent neighborhoods and the City to develop a plan for improving Parker Road. Suggestions include:	S	•	◦	Adjacent neighborhoods
• Plant trees and landscape the area.	S	•	◦	Landscaping businesses
• Address traffic safety concerns with the existing landscape. Work with City's Transportation Division to prevent sight restrictions from being created.	S		•	
• Develop a storm water maintenance program for Parker Road and Rosemont Road.	O		•	Developers
• Provide a sidewalk and bicycle path on both sides of Parker Road, which lead to the baseball field on Rosemont and down to the Tanner Creek Park.	S	•	◦	
• Develop design standards for architectural-style light fixtures, drip irrigation, and hanging baskets.	M	◦	•	
• Adopt a parkway or adopt-a-trail program.	S	•	◦	
<i>Policy 3: Support the City's efforts to regulate wireless communications facilities and other infrastructure that can have a negative visual impact on the neighborhood.</i>				
Actions:		PCNA	City	Other
1. Encourage the City to develop standards for regulating other types of above ground infrastructure to reduce visual impacts on the neighborhoods.	S	◦	•	
2. Participate in opportunities to work with the City as it develops ordinances to regulate transmission equipment, power stations, and communication poles.	M	◦	•	Communications industry
<i>Policy 4: Provide mechanisms to maintain a clean, junk free, well-maintained appearance of public and privately owned buildings and open spaces.</i>				
Actions:		PCNA	City	Other

Legend: • = Lead role ◦ = Supporting role

S = Short term action (1-2 years) M = Medium term action (3-5 years) L = Longer term action (6-10 years) O = Ongoing

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
1. Gather and distribute information on programs for clean-up assistance that may be available through the City and tap into these sources.	S	•	○	
2. Take measures to involve the business community to sponsor clean-up efforts.	S	•	○	Chamber of Commerce, private businesses
3. Provide information to educate residents on City ordinances and procedures to file complaints.	M	•	○	Homeowner associations
Policy 5: Recognize efforts to enhance neighborhood appearance.				
Actions:		PCNA	City	Other
1. Seek outside recognition and present awards to individuals and businesses for design efforts that enhance the aesthetic character of the neighborhood.	S	•		Homeowner associations, developers and designers
2. Actively promote Parker Crest assets and accomplishments to enhance the neighborhood's public image and success within the city.	O	•		Chamber of Commerce, local realtors
3. Work with Metro and the Nature in the Cities program to develop a plan for Tanner Creek.	M	○	•	
4. Identify ways, e.g., through lighting road signs or other markers, to cultivate a feeling of being in the Parker Crest neighborhood.	M	•	○	
GOAL 2: COMMUNITY BUILDING				
Policy 1: Foster communication among neighbors and promote common values of the neighborhood.				
Actions:		PCNA	City	Other
1. Utilize all available means of communication including a web site, phone hot line and neighborhood newsletter.	S	○	•	
2. Develop a neighborhood communications strategy, including a pamphlet; possibly provide a biennial or quarterly newsletter.	S	•	○	Possible collaboration with students or citizen volunteers
3. Develop neighborhood policies, processes, and procedures to facilitate communication.	M	•	○	
4. Hold regular Neighborhood Association meetings- publicize them on City's Web site.	O	•	○	
5. Encourage neighbors to contribute to newsletter submissions.	O	•		
6. Set aside time for neighbors to share news and concerns at the association meetings.	O	•		
7. Survey neighbors annually on their concerns, issues and priorities for action.	O	•	○	

Legend: • = Lead role ○ = Supporting role

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
Policy 2: Facilitate neighborhood participation in local government.				
Actions:		PCNA	City	Other
1. Educate neighbors on how to participate effectively in local government, neighborhood associations and homeowner associations.	S	•	◦	Homeowner associations
2. Support local events and organizations which benefit the neighborhood.	S	•		Homeowner associations
Policy 3: Promote mutual respect among neighbors.				
Actions:		PCNA	City	Other
1. Work with the City and Homeowner associations to develop programs for improving understanding and relationships among neighbors.	S	•	◦	Homeowner associations
2. Encourage and support use of the City offices.	M	◦	•	
3. Work with the City to devise methods to foster respect among neighbors.	L	•	◦	
Policy 4: Provide opportunities for social interaction among neighbors.				
Actions:		PCNA	City	Other
1. Set aside time at the association meetings for socializing.	O	•		
2. Hold several socials each year.	O	•	◦	Homeowner associations, home-based businesses
3. Promote family-oriented events such as music in the park series or a tree lighting ceremony.	O	•	◦	Homeowner associations, Chamber of Commerce
Policy 5: Work with City to review actions regularly.				
Actions:		PCNA	City	Other
1. Revisit the neighborhood plan and action chart annually. Update action chart as needed.	O	•	◦	

Legend: • = Lead role ◦ = Supporting role

S = Short term action (1-2 years) M = Medium term action (3-5 years) L = Longer term action (6-10 years) O = Ongoing

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
GOAL 3: ECONOMIC DEVELOPMENT				
<i>Policy 1: Encourage home-based businesses to be "good neighbors".</i>				
Actions:		PCNA	City	Other
1. Continue to encourage neighborhood residents to support businesses in and adjacent to the neighborhood.	S	•		
2. Designate a PCNA business liaison to share residents' input with local businesses on neighborhood and business issues.	S	•		Home-based and nearby businesses
3. Establish a neighborhood program with local businesses to encourage the employment of youth.	L	•	◦	Home-based and nearby businesses, Chamber of Commerce, School district
4. Continue to invite local businesses to participate in neighborhood activities and decision-making.	O	•		Homeowner associations, Chamber of Commerce
5. Encourage local business owners to continue posting flyers to publicize neighborhood activities.	O	•		Homeowner associations, home-based and nearby businesses
<i>Policy 2: Recognize efforts of area business that enhance the livability of the neighborhood.</i>				
Actions:		PCNA	City	Other
1. Work with the West Linn Chamber of Commerce to acknowledge businesses that are active and responsive to the area.	S	◦	◦	Chamber of Commerce
2. Encourage home-based and area businesses to be ecologically responsible.	M	◦	•	Chamber of Commerce, home-based and nearby businesses, homeowner associations
3. Work with the West Linn Chamber of Commerce to acknowledge businesses that provide events and entertainment that contribute to the community's well-being.	O	◦	◦	Chamber of Commerce, home-based and nearby businesses

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
Policy 3: Promote Parker Crest Neighborhood as a good place for home-based businesses.				
Actions:		PCNA	City	Other
1. Actively participate in the recruitment of businesses to locate in the Parker Crest Neighborhood.	M	•	○	Chamber of Commerce, local home-based and area businesses
2. Assist realtors and home-based businesses in promoting Parker Crest as an excellent place to live.	M	•	○	Chamber of Commerce, local home-based and area businesses
GOAL 4: HOUSING				
Policy 1: Provide information to residents on purchasing a home.				
Actions:		PCNA	City	Other
Policy 2: Encourage residential construction and remodeling that reflects the character of the neighborhood.				
Actions:		PCNA	City	Other
1. Partner with homeowner associations to ensure development and redevelopment that reflects and supports neighborhood character.	S	•		Homeowner associations, developers and industry, Architecture Review Committee
2. Work with the City to develop residential design guidelines for the neighborhood that address new residential construction and remodeling.	M	○	•	Homeowner associations, developers and industry, Architecture Review Committee
3. Encourage quality design, including Green Building practices and standards.	O	○	•	
Policy 3: Encourage residents to maintain their home and property.				
Actions:		PCNA	City	Other
1. Identify and advertise programs in the neighborhood newsletter which assist residents in home improvement and maintenance.	S	•	○	Development industry
2. Through the neighborhood association, identify volunteers willing to share their knowledge or ability relating to home maintenance.	M	•		Homeowner associations
3. PCNA may create and maintain a list of contractors from neighborhood recommendations, to be provided to residents with no preference indicated.	M	•		Neighborhood residents
4. Work with homeowner associations to examine the relationship CCRs and city code.	M	•	○	Homeowner associations
5. Work with the City of West Linn and homeowner associations regarding property maintenance while property is vacant.	M	•	○	Homeowner associations
GOAL 5: LAND USE				

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
Policy 1: Maintain the current balance of land uses and density in the neighborhood.				
Actions:		PCNA	City	Other
1. Maintain the zoning per the Comprehensive Plan.	O	○	●	
Policy 2: Enhance communications between the City and the Parker Crest Neighborhood Association.				
Actions:		PCNA	City	Other
1. Create a land use committee to review, report, and recommend action to the neighborhood on proposed projects and/or zoning changes, as well as provide testimony at public hearings.	S	●	○	
2. Establish and maintain open communication with the West Linn/Wilsonville School District regarding use by the community, and any future development on school sites in the neighborhood.	S	●	○	West Linn/Wilsonville School District
3. Provide information to residents about the planning and zoning process.	O	●	○	
Policy 3: Create partnerships between neighborhood associations.				
Action:		PCNA	City	Other
1. Create a partnership with adjacent neighborhood associations to protect common parkways. Encourage these neighborhoods to include parkway issues in their action plans.	S	●	○	Adjacent neighborhood associations
Policy 4: Encourage clean, environmentally conscientious, and family oriented businesses in Parker Crest.				
Actions:		PCNA	City	Other
1. Review current regulations regarding fencing to find what building ordinances prohibit use of barbed-wire, razor wire, and slatted fences where visible to the public.	S	●	○	Homeowner associations
2. Support legislation to limit the use of unattractive barriers and encourage attractive landscape and earth-berm buffering.	S	●	○	Chamber of Commerce
3. Be informed about current laws and work with City government to strengthen or establish zoning laws to prohibit any potentially toxic industry from locating within or near the neighborhood.	O	●	○	Homeowner associations
Policy 5: Identify and protect natural and historic resources.				
Actions:		PCNA	City	Other
1. Support adoption of the City's Goal 5 resource maps and associated plans.	S	○	●	

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
maps and associated plans.				
2. Assist property owners with historic designations and support citywide efforts to retain heritage resources and areas, such as in the Willamette and Bolton neighborhoods.	M	○	●	Historic preservation organizations, Willamette neighborhood
GOAL 6: TRANSPORTATION AND MOBILITY MANAGEMENT				
Policy 1: Facilitate safe and efficient pedestrian and bicycle transportation throughout the neighborhood.				
Actions:		PCNA	City	Other
1. Work with the City to acquire funding to improve pedestrian access to Cascade Summit, including on Parker Road, especially the "s" curve, which needs traffic calming.	S	●	○	
2. Identify and build sidewalks and bicycle lanes in priority arterial streets.	S	○	●	
3. Conduct a traffic study to determine how best to provide safe and sufficient parking at Tanner Creek Park.	S	○	●	
4. Work with the City to acquire funding to build crosswalks across Wild Rose Way to provide protection for pedestrians crossing to Tanner Creek Park.	S	●	○	
5. Install stop sign and crosswalks at Wild Rose Road and Wild Rose Loop.	S	○	●	
6. Explore opportunities for installing tactile markings for crosswalks for the blind.	M	○	●	
7. Work with the City to acquire funding to connect and improve bridal paths leading from Tanner Creek to Rosemont to Luscher Farm in Lake Oswego.	M	●	○	
8. Participate in City's Transportation System Planning process.	O	●		
9. Support bicycle lanes on appropriate streets in and adjacent to the neighborhood.	O	○	●	Homeowner associations
10. Support and assist neighbors in forming Local Improvement Districts (LIDs) and applying for grants to fund sidewalks.	O	●	○	Homeowner associations
Policy 2: Slow traffic around Rosemont Ridge Middle School.				
Actions:		PCNA	City	Other
1. Monitor and enforce the speed limit of 20 mph in neighborhood school zones.	S	○	●	Police department

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
2. Encourage residents to continue participation in the "Speed Watch" program.	S	•	○	Neighborhood residents
3. Explore opportunities to increase the school zone around the school.	M	•	○	Rosemont Ridge Middle School, Neighborhood residents
4. Install signs in school zones warning motorists of double traffic fines for speeding in these areas.	M	○	•	Rosemont Ridge Middle School
Policy 3: Discourage speeding and cut-through traffic.				
Actions:		PCNA	City	Other
1. Identify streets which could benefit from traffic calming devices (e.g., on Wild Rose between Parker and Rosemont Road) and encourage the City to include these improvements in the Transportation Improvement Plan.	S	•	○	
2. Restrict parking on Ponderay and Wild Rose near islands to allow for emergency vehicles and improve safety.	S	○	•	
Policy 4: Improve traffic circulation and reduce congestion on designated streets.				
Actions:		PCNA	City	Other
1. Consider and mitigate Latter Day Saints church impacts, e.g., islands on Wild Rose.	S	•	○	
2. Work with the City's Transportation Department and adjacent neighborhoods to implement improved traffic flow for Rosemont and Santa Anita Streets.	S	•	○	Adjacent neighborhoods
3. Support a tailored demand-based bus system on main street (e.g. Salamo), including installing bus shelters at high use locations and other pedestrian improvements.	M	○	•	TriMet
4. Participate in a regular review of city and state facilities and transportation plans to keep informed of projects and provide comments to the decision-makers in the project selection process.	O	•	○	
Policy 5: Identify and eliminate traffic hazards.				
Actions:		PCNA	City	Other
1. Educate neighbors on how to report problems to the City related to street repairs and traffic signs.	S	•	○	Code Enforcement Officer, homeowner associations
2. Work with the City to notify property owners of sight triangle problems and work to resolve them.	M	•	○	Code Enforcement Officer, homeowner associations

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
3. Identify and create the means for notification.	M	•	◦	Code Enforcement Officer, homeowner associations
4. Educate neighbors regarding the “sight triangle” standard for visibility (Community Development Code, Chapter 42).	O	•	◦	Code Enforcement Officer, homeowner associations
GOAL 7: TANNER CREEK PARK				
<i>Policy 1: Mitigate noise impacts from Tanner Creek Park.</i>				
Actions:		PCNA	City	Other
1. Work with the City to conduct noise impact studies and mitigate noise impacts accordingly for the skate park and other activity areas within the park.	S	•	◦	Friends of Tanner Creek Park
2. Work with the City on issues affecting the homeowners adjacent to the skatepark.	S	•	•	
3. Encourage the City Council to appoint community members from the Parker Crest Neighborhood on the Parks and Recreation Board as a means to encourage better communication on issues which impact the community.	O	•	◦	
<i>Policy 2: Encourage usage of the park that makes it a community asset for area residents and park users.</i>				
Actions:		PCNA	City	Other
1. Monitor use of the park and notify residents when events are scheduled.	S	•	◦	
<i>Policy 3: Develop and implement a parking strategy for Tanner Creek Park.</i>				
Actions:		PCNA	City	Other
1. Develop and implement a parking strategy for Tanner Creek Park that will provide additional parking opportunities and reduce impacts upon neighboring streets.	S	◦	•	
2. Ensure that any new parking areas are accessible according to Americans with Disabilities Act standards	S	◦	•	
GOAL 8: OPEN SPACE AND RECREATION				
<i>Policy 1: Protect and improve parks, parkways, and open space.</i>				
Actions:		PCNA	City	Other
1. Discuss shared use of facilities with the West Linn-Wilsonville School District	S	•		West Linn-Wilsonville School District
2. Identify and preserve sensitive areas including those listed in the Goal 5 inventory, such as wetlands.	O	◦	•	

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
3. Preserve the Tanner Creek riparian corridor and restore degraded portions of the corridor and restore degraded portions of the corridor as wildlife habitat.	O	○	●	
Policy 2: Increase visibility of assets and accessibility and use of open spaces within the neighborhood.				
Actions:		PCNA	City	Other
1. Create landscaping standards for all open spaces. Provide trails, gazebos, site furniture statues, and other features as well as vehicle turnouts and parking.	L	●	○	
2. Maintain the natural character of publicly owned areas.	O	○	●	
Policy 3: Provide opportunities for arts and creative expression for people of all ages.				
Actions:		PCNA	City	Other
1. Promote activities and events at the Adult Center and throughout West Linn.	O	●	○	Adult Center, library, Arts Council
Policy 4: Work with City to provide linkages between open spaces.				
Actions:		PCNA	City	Other
1. Work with the City to identify and mark the trail system within Parker Crest, within linkages to the surrounding neighborhoods.	O	●	○	Willamette Pedestrian Coalition
2. Organize neighborhood walks to help familiarize residents with the recreational assets and trail resources of the area.	O	●	○	Parks Department, West Linn Trails Group
GOAL 9: PUBLIC FACILITIES AND SERVICES				
Policy 1: Make better use of public facilities and services within and adjacent to the neighborhood.				
Actions:		PCNA	City	Other
1. Provide information to neighbors in the newsletter on facilities and public buildings such as the Adult Center which are available for neighborhood meetings and gatherings.	S	●	○	Adult Center
2. Gather information and encourage the use of services and recreational activities for adults and children within the neighborhood.	M	●	○	Adult Center
Policy 2: Work to improve commercial and residential street lighting where appropriate.				
Actions:		PCNA	City	Other
1. Work with the City to find funding sources to install additional street lighting where needed throughout the neighborhood.	S	●	○	
2. Consult with residents affected by the installation of new lighting to mitigate impacts.	M	○	●	Homeowner associations

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
installation of new lighting to mitigate impacts.				
Policy 3: Identify and improve stormwater drainage deficiencies.				
Actions:		PCNA	City	Other
1. Encourage Leadership in Energy and Environmental Design (LEED) residential development.	S	•	◦	Homeowner associations
2. Encourage residents to keep storm drains free of debris.	S	•	◦	Homeowner associations
3. Encourage residents to clean-up common household chemicals used in the driveway and automobile lubricants that spill or leak from automobiles so pollutants do not end up in the storm sewer.	S	•	◦	Homeowner associations
4. Encourage the filtering of stormwater runoff where beneficial, without redirecting the natural flow of water.	S	•	◦	Homeowner associations
5. Educate neighbors on how to report storm drainage problems in high water situations.	M	•	◦	Homeowner associations
6. Encourage residential developers and the Planning Commission to adopt sustainable building practices, adding a downspout disconnect program to the Community Development Code.	L	◦	•	Homeowner associations
7. Identify areas that lack adequate drainage and inform the Public Works Department.	O	•	◦	Homeowner associations
Policy 4: Improve and protect water quality and services.				
Action:		PCNA	City	Other
1. Educate neighbors about water conservation and aquifer protection measures.	S	•	◦	Homeowner associations
GOAL 10: PUBLIC SAFETY				
Policy 1: Eliminate crime in the neighborhood.				
Actions:		PCNA	City	Other
1. Promote the use of the McGruff Neighborhood Watch and Safe Home Program.	S	◦	◦	West Linn/Wilsonville School District
2. Explore and educate neighbors about programs.	M	•	◦	Homeowner associations
3. Encourage local businesses to support parking control regulations.	O	◦	◦	Chamber of Commerce
4. Support legislation which funds citizen action programs.	O	◦	◦	
Policy 2: Create a network to support safety in the neighborhood.				

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ACTION CHART—PARKER CREST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
		PCNA	City	Other
Actions:				
1. Promote the "Block Home" program (McGruff) for the safety of children on neighborhood streets.	S	•	◦	Homeowner associations, West Linn/Wilsonville School District
2. Help residents form neighborhood watch programs.	S	◦	◦	Homeowner associations, Police department
3. Work with the fire department on fire prevention issues.	L	•	◦	Tualatin Valley Fire & Rescue
Policy 3: Promote public and private safety programs.				
Actions:				
1. Promote and organize a neighborhood "community emergency response team" (CERT).	S	•	◦	Homeowner associations
2. Provide community emergency response training, including disaster preparedness.	M	◦	◦	
3. Support the Triad program to reduce crime among the elderly.	O	•	◦	
4. Create safe environments at community centers by eliminating densely-vegetated areas.	O	•	◦	
Policy 4: Support community policing and crime prevention as a means of increasing public safety.				
Actions:				
1. Educate neighbors about the community-policing concept.	S	•	◦	West Linn/Wilsonville School District
2. Encourage police bike patrols of parks.	M	◦	◦	City police department
3. Support a web site that would provide access to information available to the public from the Police Office on sex offenders.	M	◦	◦	Police department
4. Support K-9 efforts of the West Linn Police Department.	M	◦	◦	Police department
5. Advocate for the use of Radar Reader Trailer which flashes the speed of vehicles as they pass; implement on a consistent basis.	O	•	◦	Public Works
6. Request increased police patrols during spring and summer evenings.	O	•	◦	City Police

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