

Rosewood Neighborhood Plan



Artist's impression of "pedway" on Pilkington Rd, with thanks to Debbie Marble.

Created by Rosewood Community Planning Organization (CPO) and Neighborhood Association
2003 - 2005

Status of sections of Rosewood Neighborhood Plan:

Neighborhood Character	Approved by Rosewood CPO April 28, 2004
Goal 1 – Citizen Involvement	Revised & Approved by Rosewood CPO September 23, 2004
Goal 2 – Land Use Planning	Revised & Approved by Rosewood CPO September 23, 2004
Goal 5 – Open Spaces	Approved by Rosewood CPO, September 15, 2005
Goal 6 – Air, Water and Land Resources Quality	Approved by Rosewood CPO, September 15, 2005
Goal 10 – Housing	Approved by Rosewood CPO, April 14, 2005
Goal 12 – Transportation	Approved by Rosewood CPO, April 14, 2005

Rosewood Neighborhood Planning Committee in 2004 & 2005

Chair: Peter Klaebe

Committee members:

- Max Anderson
- Joan Batten (past CPO Chair)
- Susan Fairchild
- Jean France
- Jim Johnson (CPO Board Member)
- Rick Jones (CPO Board Member)
- Susan Kirschner
- Deborah Marble
- Ann Martin
- Victoria McDonald (CPO Secretary)
- Bruce McDonald
- Carol Middleton
- Kenn Nickell (CPO Board Member)
- Sherry Patterson
- Christine Roth
- Dean Surface
- Mel Taylor (past CPO Board Member)
- Lisa Volpel (CPO Board Member)

Note: On July 5th, 2005 the City of Lake Oswego formally recognized Rosewood CPO as a Neighborhood Association.

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Rosewood Neighborhood Character in 2004

Rosewood is a residential community within “greater” Lake Oswego, consisting of approximately 800 single-family homes. Most dwellings are single-story, detached structures, built in the 1960s. While some large lots exist, up to two acres in size, most tracts are a quarter acre. No lot is smaller than 10,000 square feet.

Rosewood was developed as a suburban community from the late 1950s through the early 1970s. There are very few homes remaining that pre-date this time, although a stone house built in the 1920s still stands off Pilkington Road.

Rosewood’s northern boundary is marked by Jean Road. The western edge of the community is formed by Lakeview Road and 65th Avenue while the eastern border is generally defined by Tualata and Centerwood Roads and the Bryant Woods Nature Area. Childs Road marks the southern edge of the community with the exception of 23 lots just east of Pilkington Road, which fall within the city of Rivergrove.

The neighborhood is characterized by numerous stands of large Douglas fir trees, averaging fifty to eighty years old. Other common tree species in the community include cedar, maple, birch, and cherry.

Within the Rosewood community boundaries, there is one open-space, public park and one public school. Pilkington Park is owned and maintained by the City of Lake Oswego and offers picnic facilities and a large playing field. Adjacent to the park is Rivergrove Elementary School, part of the Lake Oswego School District. Aside from the school, the only other non-residential structure in the community is the Korean United Methodist Church, located on Pilkington Road.

There are no commercial business zones within the community, although some small, home-based businesses operate under permit from Clackamas County. Directly north of the Rosewood community boundary is the Rosewood shopping center and the City of Lake Oswego Maintenance complex. Directly west of Rosewood is a small industrial area.

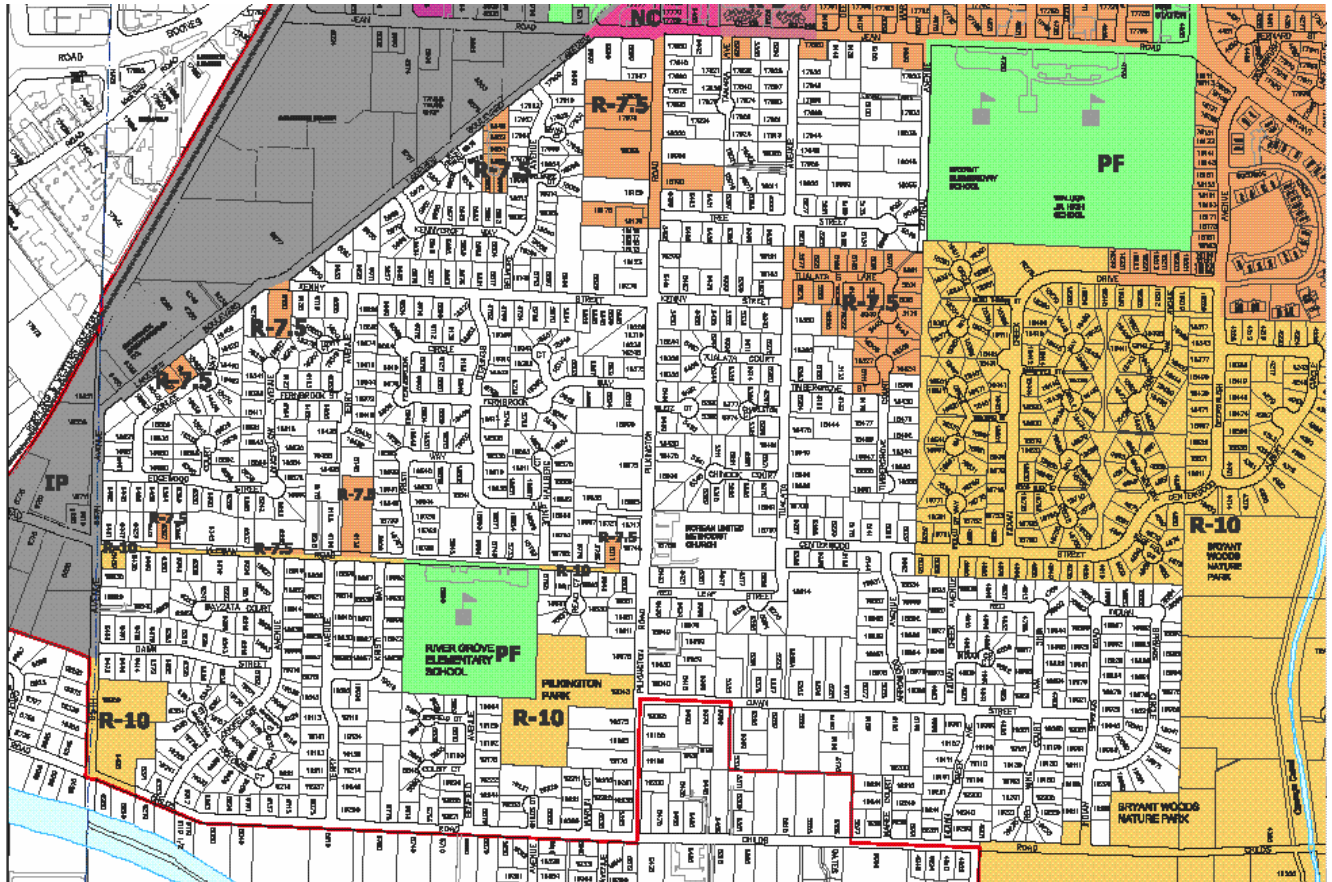
Public roads through the Rosewood neighborhood are two lanes wide and, with the exception of Pilkington Road, traffic flow is limited to 25 miles per hour. Most streets are unlit and lack sidewalks. Public street lighting is found only on Childs Road, the southern portion of Pilkington Road, and on a few residential streets in the southwest corner of the community. None of the public roads provide separate bike lanes. Metro maintains bus service along Pilkington and Childs Roads only on weekdays during peak hours.

No sewer line has been established in the community, therefore most residences rely on septic systems. Overhead telephone, cable, and power lines service most of the homes in the area. The Rivergrove Water District supplies water to most of the community from wells it owns and operates.

The Rosewood neighborhood has no agricultural or forest lands within its boundaries, nor any scenic or historic areas. The only natural resource is the Indian Springs, which surfaces at the

southeast corner of the community by Bryant Woods Nature Area. No rivers or other natural bodies of water are found in the neighborhood. With the exception of earthquake, Rosewood is not subject to natural disasters or other hazards of nature.

Rosewood CPO is designated as the white portion of the map below, north of the City of Rivergrove (red line), east of the grey industrial area, and south and west of the orange and yellow shaded Bryant neighborhood



Goal 1 – Citizen Involvement

Statewide Planning Goal : “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

The Rosewood Neighborhood is represented by a Community Planning Organization (CPO). Rosewood CPO Bylaws encourage citizen involvement.

Policies

Rosewood Community Planning Organization (CPO) encourages citizen involvement through the attendance at public meetings of the Rosewood CPO. The Rosewood CPO operates under approved local government by-laws, which:

- Require annual election of three (3) Officers and four (4) Board members to the CPO by members of the community
- Require a minimum of two (2) public meetings to be held by the CPO each year, and additional public meetings as appropriate.

Goal 2 – Land Use Planning

Statewide Planning Goal: “To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual basis for such decisions and actions.”

Summary of Major Issues

The City of Lake Oswego is responsible for planning and eventually providing services within the entire unincorporated Rosewood neighborhood area.

The City, County and neighborhood anticipate that this will occur through annexation as stated in the City’s Comprehensive Plan and the City/County Urban Growth Management Agreement (UGMA). The City and County support the City providing an urban level of service to areas desiring improved services, when they are provided and paid for through annexation. Providing the highest level of coordination between the City and County to ensure a smooth transition from County to City governance and regulations is a priority for the neighborhood.

The areas of highest priority to Rosewood include

- maintaining the affordability and character of the neighborhood,
- the process and approach to land development,
- the protection of neighborhood character and livability,
- ensuring high standards of urban design compatible with the desires of the neighborhood,
- protection and enhancement of neighborhood character, and
- protection and enhancement of natural resources balanced with the desires of the individual property owners.

Maintaining the affordability and character of the neighborhood is important to its residents allowing the residents to remain living in the neighborhood, reinvest in their property and maintain neighborhood stability. The neighborhood also recognizes that the affordability of Rosewood not only makes the area attractive to residents and potential buyers, but also to those who may wish to develop.

Goal

Ensure that adopted land use processes and policy framework serve as a basis for all decisions and actions related to the use of land within the Rosewood Neighborhood.

Policies

1. Maintain residential areas at existing County Comprehensive Plan density designations of Low Density Residential (LDR) R-10 (minimum lot size 10,000 square feet), unless an applicant demonstrates that a proposed zone/density change complies with the Comprehensive Plan criteria for zone changes and the following additional criteria are met:
 - a) The area proposed for a zone/plan density change is first annexed to the City of Lake Oswego;

- b) The need for the zone/plan change is balanced with the need to ensure the cohesiveness and design integrity of single-family residential neighborhoods by requiring the subject parcel be on a boundary or transition area to the neighborhood, and to abut a major arterial street and be within walking distance (1/4 mile) to bus lines or transit areas;
 - c) Demonstrate that the proposed density is appropriate or the location given public facilities, natural resources and hazards, road or transit access and proximity to commercial areas and employment concentrations (new CPA/ZC amendment criteria);
 - d) A proposed plan/zone density change shall have no negative impact on the City's compliance with the Metro Housing Rule (OAR 666-07-000).
2. Require property within the unincorporated portions of the Rosewood neighborhood to be annexed to the City of Lake Oswego prior to being considered for a Comprehensive Plan Map Amendment, Zone Map Amendment, land partition, or subdivisions. All other development, including single family building permits on lots of record, building permits for single family remodeling, grading, removal or replacement of soil, filling, excavating or change of use not requiring design review, would not require annexation and review would be conducted by the County, if applicable.
3. Maintain the affordability and character of neighborhood single-family housing.

Recommendations

- 1. Rosewood CPO recommends that the City of Lake Oswego adjust its zoning of the Rosewood neighborhood to be consistent with the County zoning designation of R-10, prior to any annexation of the neighborhood.
- 2. Develop and implement strategies, including policies supporting “granny flats”, to maintain the affordability of single-family housing. Consider the development of higher density single-family housing on boundaries or transition areas to the neighborhood.

Goal 5 – Open Spaces, Historic and Natural Areas

Statewide Planning Goal - “To conserve open space and protect natural and scenic resources.”

Background

The single most defining characteristic of the Rosewood neighborhood is a canopy of mature conifers, primarily Douglas Fir. The extent of contiguous canopy is unusual and a valuable natural resource. The preservation of canopy is highly desirable and has financial benefits as well as aesthetic benefits. Trees provide valuable water storage capabilities, air quality enhancement, cooling, shelter and habitat for birds and small animals.

Rapid development in Rosewood as it is annexed to the City of Lake Oswego will put pressure on natural resources. Protection of these resources will allow Rosewood to maintain the qualities the neighborhood values, while allowing landowners to utilize their property in appropriate and responsible manners.

Goals

1. Preserve the wooded character of Rosewood neighborhood and protect vulnerable natural resources.

Policies

1. Preserve the trees and wetlands as defined in Lake Oswego’s ESEE Inventory.
2. Monitor the neighborhood’s tree canopy over time through a city-maintained data collection and inventory system.
3. Preserve and where possible enhance the Rosewood neighborhood tree canopy by enforcing the Lake Oswego Tree Code (LOC Chapter 55) in annexed areas.
4. Require open space goals be met in new development, including the 20% open space requirement in planned unit developments (4 or more units).
5. Developers should maximize the preservation of trees to maintain and enhance the cohesive quality of existing tree groves, and require, when new development is proposed, open space dedication of the land on which there are significant trees. Preservation of large trees is more desirable than mitigation for removed trees.
6. When trees are removed in the Rosewood Neighborhood in violation of the Lake Oswego Tree Code (LOC Chapter 55) ensure that:

- Tree planting which is required for mitigation occurs within the neighborhood's boundaries,
 - Any fines paid into the City's tree fund are used to also plant trees within the neighborhood.
7. Encourage the use of native species of tree when mitigation is necessary.
 8. Encourage removal of invasive species in the neighborhood (Invasive species are defined in City development documents).
 9. Participate in City of Lake Oswego Heritage Tree Program (completely voluntary program with clear tree maintenance requirements).
 10. Determine exact location and protect Indian Springs (source of water for Bryant Woods Nature Park) near northeast corner of Indian Springs Road and Childs Road.
 11. Protect as yet unidentified natural resources as they are identified. (wetlands or historically significant resources are examples)

Recommended Action Measures

1. Implement a Lake Oswego Community Forestry Program which:
 - i) Provides for an ongoing planting and maintenance program for trees and other vegetation in public rights-of-way , natural areas, open spaces and parks
 - ii) Provides information regarding tree care to the general public
 - iii) Provides for installation of bird and bat houses in natural areas to encourage the avian population.
2. Involve the City, neighborhood residents, property owners, and citizen groups to develop a common vision and action program to restore the natural functions and values of Rosewood neighborhood's tree groves and wetlands.
3. Encourage property owners and citizen groups to landscape with native plants along stream corridors and adjacent to wetland buffer areas.
4. Create a specific in-lieu fund for fines resulting from illegal tree removal and use that fund exclusively for mitigation in Rosewood neighborhood.
5. City of Lake Oswego or a conservation agency should purchase lot containing the Indian Springs.
6. Use environmentally sensitive storm water detention and runoff facilities and/or techniques whenever possible.
7. Update Lake Oswego ESEE inventory to accurately reflect conditions on the ground.

Goal 6 – Air, Water & Land Resources Quality

Statewide Planning Goal - “To maintain and improve the quality of the air, water and land resources of the state.”

Background

Rosewood was developed as a suburban neighborhood within Clackamas County outside of City limits, with minimum lot sizes of a quarter-acre (10,000 square feet) with septic tanks, mainly in the 1960s and early 1970s. Some larger properties exist within the neighborhood, and there are more than 40 private wells in Rosewood.

Over 80% of properties are not connected to the City of Lake Oswego sewer line, and rely on septic tanks. In the 1980’s some 24 properties were annexed to the City and connected to the sewer on Tualata Lane & Ct and Timbergrove Ct, due to problems with failing septic tanks in that area. Due to ground water problems at River Grove Elementary school, the Oregon Department of Environmental Quality required a sewer line be extended to the school in 2003, replacing the septic system there. The average life span of septic tanks ranges from 20 to 50 years, and there have been failures of some septic systems in the neighborhood. The County has issued 35 permits for septic systems repair, replacement or installations in the neighborhood in the last 9 years, but anecdotal evidence suggests there have been more septic failures and repairs than the number of permits issued. Ultimately there may be a need within the next 10 to 20 years for the entire neighborhood to connect to the sewer line as more septic failures continue and the quality of the ground water degrades.

Rosewood is part of the historic Missoula ice age flood plain, and strewn with poor quality basalt boulders ranging in size from pebbles to houses. This makes it expensive to dig trenches for sewer lines, with costs estimated to be around \$100 per linear foot. There are no sewer lines currently that extend into the neighborhood, except a 6” line on the eastern edge from Bryant Woods into Tualata Ct and Timbergrove Ct, and an 8” line that extends into River Grove Elementary School. A full 8” sewer line will need to be brought down Pilkington Rd, Tualata Ave, and McEwan Rd and on other streets to support the sanitary sewer needs of the neighborhood. The cost of sewer connection has been estimated at between \$17,200 and \$21,000 per residence (in 2005). This cost makes it very unattractive for property owners to consider annexation and sewer connection.

Alternative sewage solutions to connecting to the Lake Oswego sanitary sewer service are even more costly. Lake Oswego, as is customary, charges residents of Rivergrove 150% of the service fee that is charged to in-city residents, so annexing to Rivergrove and using their sewer service would not save Rosewood residents any money. Creating a new sewer agency, possibly as a new service provided by Rivergrove Water District, would be quite involved. It would require a majority vote of residents and County and Metro approval, which is most unlikely since the State government would prefer existing agencies are utilized. Siting a treatment plant or purchasing capacity would also be difficult, and very expensive. Purchasing capacity from Clean Water

Services (Unified Sewerage Agency – USA) for at least part of the district may be an option, but the majority of the district effluent would have to be pumped if USA was chosen. The geography is such that most of the effluent would naturally flow to the Tryon Creek Treatment Plant (owned by Portland, used almost exclusively by Lake Oswego).

A new drain configuration was installed in 1997 at the intersection of Jean Rd and Lakeview Blvd that has created a water hazard when heavy rain occurs. A large backup of up to 12” deep standing water across the width of Lakeview and swamping into two homes on the south east side of Jean Rd and Lakeview Blvd occurs, causing flooding of the homeowner’s basement.

Air and noise quality in Rosewood is good east of Pilkington Rd and needs to be monitored west of Pilkington Rd. Interstate 5 and the industrial zone immediately west of Lakeview Blvd create noise and dirt that invades the neighborhood. The residents on the west side of Pilkington Rd take the brunt of the noise and dirt. The roof truss manufacturing operation at Lakeview Blvd and Jean Rd frequently has radios going until 10pm and the shrill noise from the automatic saws and bang-bang noise from the automatic nailing guns is disruptive. The industry adjacent to the neighborhood produces chemical emissions that we are aware of. Local vehicular traffic and exhaust could be reduced with the provision of bicycle and pedestrian pathways along Pilkington and McEwan Roads. Rosewood’s various stands of Douglas fir trees also help to maintain the high quality air.

Goals

1. Reduce water pollution to the Tualatin River and Oswego Lake drainage basins.
2. Maintain high quality of air, water and land within the Rosewood neighborhood.

Policies

1. Require major new development to bury power, telephone and cable wires underground to allow for trees to be planted on roadsides.
2. Encourage planting and maintenance of large trees.

Recommended Action Measures

1. Tualatin River water quality information should be obtained from the City or County to establish a benchmark for determining if there is a need for a program to ensure the septic tanks in the Rosewood neighborhood would not contaminate the Tualatin River, or water aquifers.
2. Work with City & County to sample water at various places in the neighborhood such as private wells (with property owners’ permissions) and source of water at Indian Springs, periodically every 1 to 2 years to determine if there is any deterioration in water quality requiring urgent action.
3. Work with City of Lake Oswego to develop a long-term 20-year action plan allowing for the neighborhood to annex to the City and connect to the sanitary sewer line without incurring significant connection costs for property owners.

4. The City should address the storm water drain problems at corner of Lakeview Blvd and Jean Rd.
5. Plant trees along roadsides in the street right-of-way to reduce noise pollution from I-5 traffic and the industrial area, and reduce carbon monoxide from vehicle exhaust emissions. Work with City of Tualatin and ODOT to get trees planted near I-5 south of exit 290 and in the McEwan right-of-way beside I-5.
6. Provide pedestrian and bicycle pathways on neighborhood collector streets to reduce vehicular exhaust emissions.

Goal 10 – Housing

Statewide Planning Goal: “To provide for the housing needs of citizens of the state.”

Background

Most of the Rosewood Neighborhood is in unincorporated Clackamas County and is zoned R-10. A large portion of the neighborhood was developed in the early 1960’s to 1970’s as 10,000 square foot lots with predominantly single level or split-level homes. Homes in the neighborhood are considered among the most affordable within the Lake Oswego Urban Services Boundary.

There has been very little development in the Rosewood neighborhood since the mid-1970’s, as all of the neighborhood that is in the unincorporated Clackamas County lacks sanitary sewers which limits an increase in density. There are a number of large properties, including parts of old farmsteads and 40,000 square foot lots from the re-plat of Rosewood.

Many areas of the Rosewood neighborhood have groves of fir and cedar trees, and other native plants, which give the area a forested ambiance. As Rosewood is close to the Tualatin River and retains some large undeveloped parcels, there is an abundance of birds and other wildlife in the area.

Much of the Rosewood neighborhood character is derived by the scale of the homes to the large residential lots with tall fir trees and mature landscaping. The remaining large lots give a sense of open space and reflect the once rural nature of the neighborhood.

Goal

Preserve the livability and aesthetic character of Rosewood’s residential neighborhoods.

Policies

1. Ensure that the scale and character of neighborhood collectors and local streets, which provide access to and within Rosewood’s residential neighborhoods are appropriate to the area served and are designed in accordance with the Lake Oswego Development Standards. Especially important are:

- a. Preservation of trees within street right-of-ways and on adjacent properties to provide tree canopy* and shade, and;
- b. The non-urban design character of local streets, including:
 - i.) No curbs, gutters and sidewalks where alternative storm drainage and safe pedestrian movement can be accommodated by pathways* and the natural drainage system, and;
 - ii.) Area for adequate on-street parking for residents and their guests which can also provide for safe pedestrian travel.
- c. The safety and convenience of pedestrians and bicyclists, and;
- d. Access by emergency vehicles and school buses.

2. Ensure that undeveloped street right-of-ways* remain available for street trees, on-street parking, and pedestrian use, and are not prevented from being utilized for these and other public uses by private encroachments, such as landscape improvements and storage of vehicles, boats, and equipment per City or County regulations.
3. Encourage owners who store recreational vehicles, construction equipment, boats, and non-operational automobiles in public right-of-ways and front yards to relocate them out of view.
4. Encourage the upgrading and remodeling of existing residential structures rather than demolition and new construction.
5. Allow development of residential infill lots within the Rosewood neighborhood, subject to specific City of Lake Oswego design and development standards, which ensure compatibility of resulting development with neighborhood design character. These standards include:
 - a. Flag lots*, excluding the access way, be the same size as required by the existing zone;
 - b. Adequate, but not excessive, vehicular access width to ensure efficient utilization of land;
 - c. Buffering and adequate separation of new higher density development from existing adjacent lower density residences.
6. The City will develop and consider for adoption new regulations to increase compatibility of development on residential in-fill lots in the incorporated portion of Rosewood. Items for review include building design standards and orientation, setback, lot coverage and buffer requirements, height averaging, and increased side yard setbacks commensurate with proposed height of structure.
7. Ensure that all new residential development, including secondary dwellings* and homes being substantially remodeled, contributes to the positive design character and qualities of Rosewood's existing residential neighborhoods. This goal shall be accomplished through the application of design standards, which include:
 - a. Height, bulk, and lot coverage standards to ensure new residential development does not conflict with the predominant scale and design characteristics of the neighborhood.
 - b. Minimizing the impact of the automobile on the development site through residential and development standards, which prescribe measures such as garage location, size of paved areas, driveway location and size, etc.
 - c. Appropriate setbacks, buffering and screening between existing and proposed development;
 - d. Preservation of existing mature canopy trees and other significant trees* and other landscape features to the extent practicable.
8. Allow secondary dwelling units* only when one unit is owner occupied.

9. Do not allow deterioration and/or demolition of existing single family homes on lands zoned for single family residential uses as a reason for plan and zone amendments to commercial or industrial or higher residential densities than allowed by the current zone.

10. Abate nuisance situations* such as excess noise, abandoned or non-operational vehicles, dangerous buildings*, and accumulation of refuse through the Lake Oswego Code and Clackamas County's nuisance provisions.

11. Ensure home occupations* do not include business activities which cause adverse impacts on residential neighborhoods, such as outside storage, excessive traffic, inappropriate hours of operation, noise, etc.

12. Promote public safety and a sense of visual and social connection throughout the neighborhood by:

- a. Discouraging the planting of hedges and other plant materials which substantially screen residences from view, and
- b. Encouraging property owners to cutback overgrown vegetation*.

13. Where appropriate on local streets, allow alternative surface treatments and design for sidewalks*, pathways*, and walkways* such as gravel and other permeable, non-paved surfaces.

Recommendations

1. Identify and correct intersections and streets which restrict access by emergency vehicles and buses, and which present sight-distance problems.

Goal 12 – Transportation

Statewide Planning Goal: “To provide and encourage a safe, convenient and economic transportation system.”

Background

The Goal of the Rosewood Neighborhood Transportation Plan is to ensure the safe and orderly movement of vehicles and residents through the area while preserving the unique nature and atmosphere of the Rosewood Neighborhood. Current and future uses of the roads, paths, walkways, and sidewalks applicable to a residential neighborhood are also addressed.

All planning must comply with Clackamas County Road and Traffic plans, statewide plans, as well as take into consideration any future plans that the City of Lake Oswego might have for the Rosewood Neighborhood and the possible annexation of portions or all of the Rosewood Neighborhood.

Planning goals will be adopted from existing Clackamas County and Lake Oswego Transportation plans and elements of the 1992 New Transportation Chapter to the State Transportation Rule (TPR0, (OAR 660-12, 1991), the State Administrative Rules for Public Facilities Planning listing short, mid and long range projects from the Streets Public Facilities Plan to develop a viable Transportation Plan for the Rosewood Neighborhood.

Goals

The Goals of the Transportation Plan are:

3. Reduce through traffic on neighborhood streets.
4. Concentrate traffic on major streets.
5. Maintain the character and livability of the Rosewood Neighborhood.
6. To review and examine listings of major and minor arterial roads within the neighborhood.
7. Enforce weight limits along Lakeview, McEwan, Pilkington and Jean Roads to reduce heavy truck traffic.

Emphasis will be on the following areas:

1. The addition of pedestrian and bicycle paths along Pilkington, McEwan and Childs roads.
2. Sidewalks or pedestrian/bicycle pathways along 65th Avenue and Lakeview Blvd.
3. Reduction of heavy truck traffic in the area of Jean Road and Lakeview Blvd.
4. Reduction of traffic congestion at the intersection of McEwan and Lower Boones Ferry Road.
5. Maintain or reduce current levels of vehicular traffic in the neighborhood by maintaining current lot size at R10 with single family residences.

Recommended Action Measures

- A. Plan sidewalks or pedestrian/bicycle pathways along arterial roads and major collectors and design pedestrian and bicycle facilities that take into consideration the neighborhood character.

The prioritized list of improvements is:

1. Pedestrian/bicycle pathways along Pilkington Road between Jean and Childs roads
2. Pedestrian/bicycle pathways along McEwan Ave between Pilkington Rd and 65th Ave
3. Safer pedestrian crossing facility on Pilkington Rd at McEwan Ave and/or Dawn Ave
4. Addition of street lights along Pilkington, Childs, McEwan and Lakeview Blvd.

Other un-prioritized improvements are:

- Left turn lanes at Childs and Pilkington Roads
- Pedestrian/bicycle pathway along Childs Rd between Indian Springs and Bryant
- Sidewalk to connect Centerwood, Redleaf, Tualata to River Grove Elementary School
- Bicycle pathway along Childs Rd between 65th Ave and 35th Ave
- Pedestrian pathway or sidewalk around Rosewood Business District on public property.
- Pedestrian pathway or sidewalk at Lake Grove Industrial Park along McEwan, Lakeview Blvd and Jean Rd.
- Require off-street parking at Lake Grove Industrial Park along Lakeshore Blvd and Jean Road.
- Landscaping of property at Lake Grove Industrial Park along Lakeshore Blvd and Jean Road.

- B. Explore option of installing a roundabout or traffic lights at Jean and Pilkington Roads.

- C. Work with the City of Tualatin on a proposed “ped” (foot and bicycle) bridge over the Tualatin River to link with their linear park.