

GLENMORRIE NEIGHBORHOOD PLAN

ADOPTED

NOVEMBER 14, 2000



View East From Glenmorrie Drive



Chapin Way



Glenmorrie Lane



View of Willamette River from Old River Road



**Glenmorrie Neighborhood Plan Steering Committee
Colleen Lawson, Sonja Kollias, Carl Hoffman, Charles Bishop**

**A COOPERATIVE EFFORT BETWEEN THE GLENMORRIE
NEIGHBORHOOD AND THE CITY OF LAKE OSWEGO**

ACKNOWLEDGEMENTS

Lake Oswego City Council

Bill Klammer, Mayor
Bob Chizum
Jack Hoffman
Tom Lowrey
Ellie McPeak
Karl Rohde
Bill Schoen

Lake Oswego Planning Commission

Kenneth Sandblast, Chair
William Beebe
Ray Edwards
Chris Fowler
James Johnson
Daniel Vizzini
David Waring

Glenmorrie Neighborhood Association Board

Patti Baumann, Co-Chair
John Handy, Co-Chair
Colleen Lawson
Ray Edwards
Carolyne Jones
Rick Jacobson
Jerry Lublink

Lake Oswego Staff

Lance Bailey, Associate Planner (Previous Staff)
Ron Bunch, Long Range Planning Manager
Jenelle Byram, GIS
Barb Dillinger, Layout and Publication
Iris Treinen, Layout and Publication

JUNE 15, 2000

TABLE OF CONTENTS

Introduction	1
Neighborhood Character Statement	7
Historic Context	9
Goal 1: Citizen Involvement	13
Goal 2: Land Use Planning.....	19
Goal 5: Open Spaces, Historic & Natural Areas	25
Goal 6: Air, Water & Land Resources Quality	33
Goal 10: Housing.....	37
Goal 11: Public Facilities & Services.....	43
Goal 12: Transportation.....	57
Goal 15: Willamette River Greenway.....	67
Appendix A: Definitions	73
Appendix B: Lake Oswego Comprehensive Plan References to Neighborhood Character and Compatibility	85
Appendix C: Neighborhood Plan References to the Lake Oswego Code	88

List of Figures

Figure 1: Neighborhood Association Boundary.....	5
Figure 2: Adjacent Land Uses and Neighborhood Associations	17
Figure 3: Existing Plan and Zoning Map Designations	23
Figure 4: Natural Resources Designations	31
Figure 5: Glenmorrie Water Cooperative – Major Facility Components.....	45
Figure 6: Existing Sanitary Sewer Collection System	46
Figure 7: Localized Drainage Problems	55
Figure 8: Public Facility Plan & Capital Improvement Program Projects	56
Figure 9: Transportation Improvement Program Projects	65
Figure 10: Willamette River Greenway Management District.....	71

INTRODUCTION

- Direction and Applicability of the Plan
- Plan Format
- Definitions and Obligations of Goals, Policies and Recommended Action Measures

This is the first time Glenmorrie Neighborhood has developed a Neighborhood Plan specific to the area contained within its neighborhood association boundaries (Figure 1). It was developed over a period of eighteen months by the Glenmorrie Neighborhood Plan Steering Committee and involved substantial research, review and discussion. The Neighborhood Plan has been incorporated into the City's Comprehensive Plan by legislative amendment. It augments City-wide land use goals and policies in regard to land use issues within the boundaries of the Glenmorrie Neighborhood Association.

Development of the Glenmorrie Neighborhood Plan involved the careful consideration of many different factors and issues to make the best decisions for the neighborhood for the short and long term. The goals and policies of the Neighborhood Plan and those of the City-wide Comprehensive Plan are intended to guide future land use decisions in the neighborhood. This Plan is intended for use by all those who have concerns with land use actions in the neighborhood, including local officials, persons with development interests, state, regional and federal agencies, neighborhood and community groups, and citizens of all interests.

Because the Neighborhood Plan is part of the City-wide Comprehensive Plan it is required to be in conformance with the City's Comprehensive Plan, Statewide Planning Goals and the Metro Regional Framework Plan, which is also enabled by state statute. The Neighborhood Plan, prior to public hearings for adoption, was reviewed by both the City of Lake Oswego and the Department of Land Conservation and Development as to whether it meets these tests. Future changes are also evaluated as to consistency with the City, state and regional goals and policies.

The Glenmorrie Plan consists of eight goal and policy chapters as follows:

- Goal 1: Citizen Involvement
- Goal 2: Land Use Planning
- Goal 5: Open Spaces, Scenic and Historic Resources and Natural Resources
- Goal 6: Air, Water and Land Resources Quality
- Goal 10: Housing
- Goal 11: Public Facilities and Services
- Goal 12: Transportation
- Goal 15: Willamette River Greenway

These chapters are numbered and structured to be consistent with the City's Comprehensive Plan and statewide planning goals. Also, terms and phrases marked with an * asterisk are defined in a definition section at the end of the document.

It is important for both the Glenmorrie Neighborhood Plan and the Lake Oswego Comprehensive Plan to be responsive to changing conditions and circumstances. Because the Neighborhood Plan is part of the City-wide Plan its update is required as part of periodic review of the Comprehensive Plan to address changed and unanticipated circumstances which occur over time.

Also, because the Glenmorrie Plan is intended to “comprehensively address” land use policy issues in the neighborhood, and the neighborhood is part of the City as a whole, there are no parts of either the City’s Comprehensive Plan or the Glenmorrie Neighborhood Plan which can be considered separately from other parts. All Plan goals and policies are intended to be supportive of one another. However, when using the Neighborhood Plan to make decisions and conflicts arise between goals and policies, the City has an obligation to make findings, which indicate why the goal or policy being supported takes precedence over those which are found to be in conflict. This involves a decision-making process on the part of the City, which balances and weighs the applicability and merits of both the Neighborhood Plan’s and Comprehensive Plan’s many goals and policies against one another.

The City’s Comprehensive Plan and its Neighborhood Plan elements occupy center stage for directing Lake Oswego’s future. However, other planning activities and documents are also important. Other plans such as the Park and Recreation Master Plan, Transportation System Plan, the various public facility plans, and the Capital Improvement Plan are important to consider when making land use decisions. However, any portion of these plans and any related action dealing with land use must be consistent with the policy direction of the Comprehensive Plan and its Neighborhood Plan chapters.

The Neighborhood Plan elements of the Comprehensive Plan and the Zoning and Development Codes are intended to mutually support one another. The Plans do not contain specific standards for development. Instead they provide the policy basis for specific standards and procedures of the Zoning and Development Code which are used to review new development and modifications to existing development. However, the Plans are applicable to legislative and some quasi-judicial decisions such as Plan and Zone Map amendments and certain other land use actions, which must address applicable Plan goals and policies. These include actions such as conditional uses and text changes to the City’s Zoning and Development codes.”

NEIGHBORHOOD PLAN FORMAT - DEFINITIONS AND OBLIGATIONS OF GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

Goals, policies and recommended action measures identify the intent of the City to accomplish certain results. The different types of plan statements vary in specificity. Usually, goals are the most general, and policies and recommended action measures are the most specific. The City’s obligations under these statements vary according to the type of statement.

The goals and policies are intended to relate to one another. The goals are followed by supportive policies. The goals and policies in turn are supported by recommended action

measures. However, each plan statement can stand alone, either as a goal or policy which are obligations the City wishes to assume, or as a recommended action measure which is a recommendation to achieve a desired end but does not signify an obligation.

The Comprehensive Plan and its Neighborhood Plan elements is the general guide for the City in matters relating to land use. However, a number of other factors should be recognized:

1. The Plan is not the only document, which establishes City policies and planning activities. For example, the City must conform to the Municipal Code, state and federal regulations, and intergovernmental agreements. To the extent possible, these requirements are referenced in the Plan.
2. If a project or process is not addressed by the Plan statements, the City may still take appropriate action to address it. However, if necessary, the Plan should be amended in this circumstance.
3. Although the goals and policies do not specifically address disaster situations (washed out roads, fire, broken utility lines, etc.), the City’s responsibility in areas of safety and public health may occasionally require emergency actions which would otherwise require adherence to specific permit requirements and findings of plan compliance.

I. GOAL

Definition - A general statement indicating a desired end or the direction the City will follow to achieve that end.

Obligation - The City cannot take action, which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

II. POLICY

Definition - A statement identifying Lake Oswego’s position and a definitive course of action. Policies are more specific than goals. They often identify the City’s position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use such as public facility plans, and zoning and development standards or show cause why the Comprehensive Plan should be amended consistent with the Statewide Land Use Goals. Such an amendment

must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy. However, in the instance where specific plan policies appear to be conflicting, the City shall seek solutions which maximize each applicable policy objective within the overall context of the Comprehensive Plan and Statewide Goals. As part of this balancing and weighing process, the City shall consider whether the policy contains mandatory language (e.g. shall, require) or more discretionary language (e.g. may, encourage).

LOC 49.22.220 (Development Code) states that major development shall comply with any regulatory policies of the Lake Oswego Comprehensive Plan. Whether a policy is regulatory also depends upon the mandatory tone of its language, as above.

The Glenmorrie Neighborhood Plan was developed to be consistent with and implement the Lake Grove Comprehensive Plan, the Statewide Planning Goals and the Metro Functional Plan. Therefore some of its stated policies are restatements of existing regulatory policies contained in the Lake Oswego Comprehensive Plan. However, the Glenmorrie Plan’s policies are not verbatim restatements of the City Comprehensive Plan. They have been constructed in a manner specifically applicable to the Glenmorrie’s Neighborhood’s unique character and circumstances but, except in the case of Comprehensive Plan amendments/zone changes, they are not independently regulatory. They illustrate how existing regulatory Comprehensive Plan policies are applied to Glenmorrie’s neighborhood circumstances.

III. RECOMMENDED ACTION MEASURES

Definition - A statement that outlines a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review recommended action measures to determine which are a priority to be accomplished in view of current circumstances, community needs and the City’s goal and policy obligations.

These statements are suggestions to future City decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the Plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan or its Neighborhood Plan chapters.

The list of recommended action measures is not exclusive. It may be added to or amended as conditions warrant.

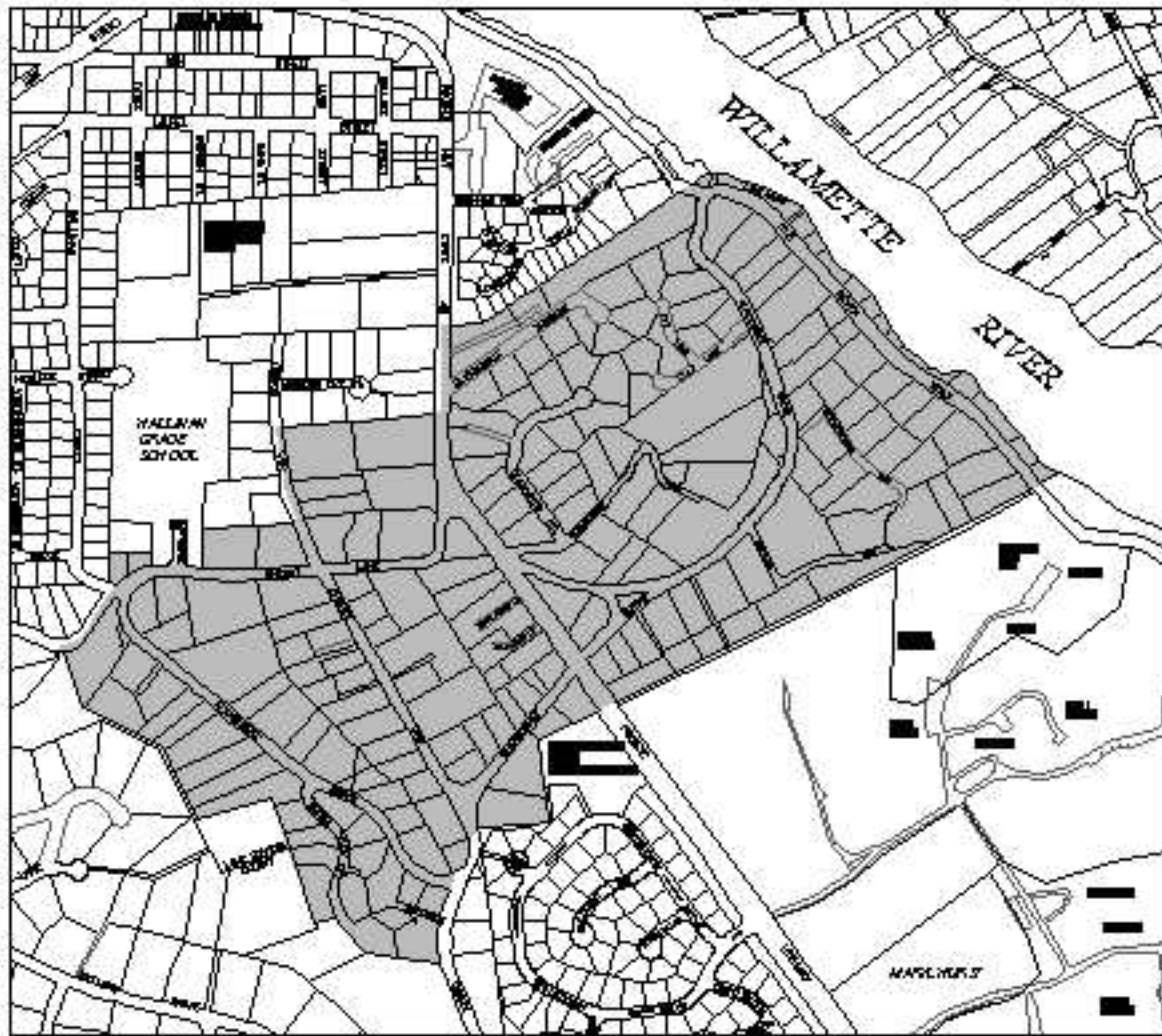


FIGURE 1
GLENMORE
NEIGHBORHOOD
ASSOCIATION
BOUNDARY

PRINTED: MARCH
2000

NEIGHBORHOOD CHARACTER STATEMENT

It is important for the Neighborhood Plan to define Glenmorrie’s “neighborhood character” and what constitutes neighborhood compatibility within the context of existing and desired future land use and physical conditions. This is because the primary goal of this planning effort is to preserve the neighborhood’s character and its future livability.

The following is intended to be the Neighborhood Plan’s explicit statement about what constitutes the themes of the neighborhood’s land use character. It is also meant to be the basis of future evaluation of the compatibility of future land uses with existing character. These following four themes were developed with the intention of ensuring consistency and conformance with the direction of the Lake Oswego Comprehensive Plan. The City-wide Plan makes many references of the importance of maintaining and enhancing neighborhood character and compatibility. The relevant policies are as follows. Their full text is provided in Appendix “B”.

- Goal 2: Land Use Planning, Section 1, Policies, 4 (b), 5(b[i]), 18
- Goal 6: Air, Water and Land Resource Quality, Section 1: Air Resource Quality, Policy 5
- Goal 8: Parks and Recreation, Policy 8(a)
- Goal 9: Economic Development, Policies 2(a), 3(c), 5
- Goal 10: Housing, Policy 2
- Goal 12: Transportation, Sub-Goal 3, Neighborhood Collectors and Local Residential Streets, Policies 4 (a) and 5(a, b)
- Goal 12: Transportation, Sub-Goal 7, Bicycling and Walking, Policy 2(b)
- Goal 14: Urbanization, Policy 13 (a, b, c)

The definition of Glenmorrie’s neighborhood character focuses on four themes:

Low Density, Detached Single-Family Residential Land Use Pattern

Glenmorrie consists of an exclusively low density, detached single-family residential land use pattern with large lots allowing for building setbacks which have been extensively landscaped. Many of the homes in the neighborhood are ranch style dwellings constructed in the 1950’s through 1970’s. The low vertical scale of much the built environment contrasts significantly with the abundance of mature trees, which impart a sense of spatial dominance. Visually, this makes the area’s natural character seem dominant to the human-made environment. Within this context there is an obvious absence of the glare of street lights and other major light sources and extensive paved areas.

Abundance of Natural Resources and the Sense of Privacy and Quiet

The extensive presence of natural resources including the Willamette River and its Greenway, stream corridors and extensive mature trees and other vegetation both native and non-native provide a tangible connection to nature. Many of the trees were in existence when the neighborhood was the estate of Fred Morey at the turn of the 20th Century. Stream corridors, their ravines, associated tree groves and the topography provides buff-

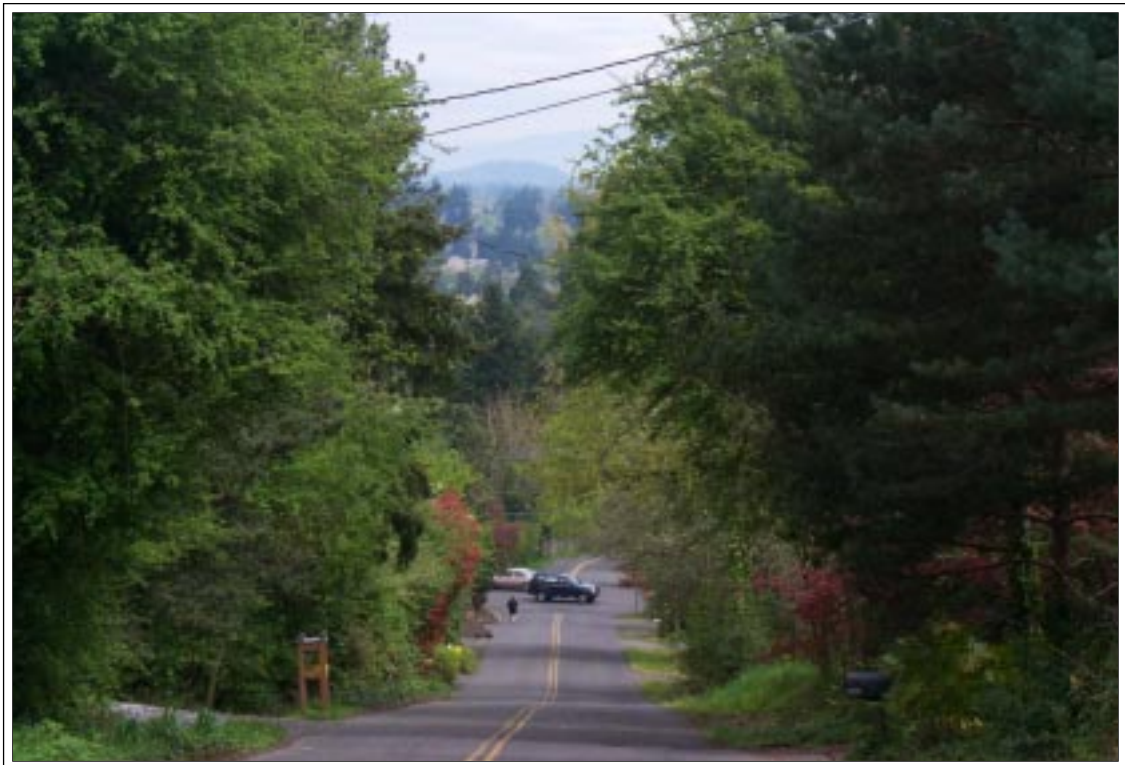
ering and screening between homes and a sense of enclosure essential to a feeling of privacy and quiet. The neighborhood’s topography, stream corridors, and vegetation, buffers the neighborhood from adjoining land uses, gives it a human sense of scale and a quality of being set apart from surrounding urban uses.

Narrow, Winding “Country Lane Streets”

Tree lined and narrow, “country lane” streets without sidewalks, curbs and gutters or other forms of urban storm drainage characterize the public realm of the street. These streets have very low traffic volumes and serve primarily neighborhood traffic. These streets, for the most part follow the neighborhood’s general topography. The street system contributes to the neighborhood’s sense of quiet and privacy. The street system discourages “cut-through” traffic because of its small scale and because it was not constructed in a grid pattern and directly accesses the arterial system via only one or two streets such as Glenmorrie Drive and Cherry Way.

A Sense of Spaciousness and Access to Views

The elevation of the neighborhood ranges from about 20 feet above sea level at the median low water line of the Willamette River to about 350 at the top of Glenmorrie Heights. The topography and low density of Glenmorrie provides the opportunity for residents to experience expansive views of the Willamette River, the Cascade Mountains and the closer-in natural landscape. Views are accessible to everyone, either from their own properties or as they travel the local street system. This contributes to a sense of spaciousness not present in many parts of the Portland Metropolitan Area.



View East From Glenmorrie Drive

HISTORIC CONTEXT

The Glenmorrie Neighborhood exists within a historic context, which is particular to the Lake Oswego area. This contributes significantly to the area’s unique character and charm. An understanding of the neighborhood’s beginnings is important to an appreciation of those unique characteristics which neighborhood residents wish to preserve.

Glenmorrie was first conceived and developed at the end of the 19th century by P. F. Morey, founder of Portland General Electric and one of Portland’s most influential businessmen. Mr. Morey was an inventor and engineer. He had an extensive business empire with investments and property throughout the United States. Early on, he gained control of the hydroelectric generation rights at the Oregon City Falls. Subsequently, he formed the predecessor to Portland General Electric in 1892 and built the first electric transmission line between Portland and Oregon City.

Mr. Morey’s desire to develop a riverside estate between Portland and Oregon City resulted in his purchase of property in the late 1880’s between Marylhurst and Sucker Lake, now known as Oswego Lake. He continued to add acreage to the estate until 1899. He purchased portions of the donation land claims of Felix A. Pollard, Jessie Bullock and Gabriel Walling, a total of 640 acres.

His intent was to create a country retreat - a place of beauty where he and his family could find respite from city life and business concerns. One of his first acts was to hire John Gower, an English gardener who had worked at Kew Gardens near London. Morey had heard of Gower’s skills from friends and business associates and convinced him to leave his post at Stanford University at Palo Alto.

Gower supervised the planning and building of the estate, and was to carry out Morey’s directives for many years. He had a regular staff of gardeners and farm workers and often oversaw crews of laborers who worked on the estate’s winding roads and stone work. Roads were graded with horse-drawn scrapers. Slag from the Oregon Iron and Steel Works in Oswego was overlaid by gravel, which Morey had delivered, by the hundreds of yards to his boat landing on the Willamette. The road system built by Gower at Morey’s direction is the same used by today’s Glenmorrie residents. However, much of the stone-work has disappeared, but the hand-built stone bridge crossing the creek on Stonebridge Way can still be seen.

Gower ordered trees and shrubs and planted them on the estate. Morey actively participated in this effort by shipping back plantings and cuttings collected on his trips around the country. One account tells that over 400 different varieties of trees, shrubs and vines were planted on the estate. Birches from Maine, Lombardy poplars from France, Spruce from Norway, European camperdown elms, English chestnut, English Holly, walnuts, linden, locusts, and magnolia are some of the trees that were planted. Many of the trees planted in the 1890’s still survive. Giant redwood trees and poplars are the most noticeable along Glenmorrie’s streets and lanes. A large park-like setting was developed be-

tween what are now Glenmorrie Lane and Glenmorrie Terrace. Ravines were deliberately left in more or less a natural state to provide for a plentiful supply of songbirds and small animals.

Morey directed Gower to plant an orchard, which covered nearly fifty acres. Manure hauled in from area dairies and charcoal procured from the Oregon Iron and Steel Company was used to amend the soil. Morey experimented with other agricultural efforts. One of his letters written in 1894 relates that 300 sacks of potatoes were sold to the Starns Fruit Land Company, and 20 sacks were given to the City Board of Charity. The wheat harvest resulted in 442 bushels of grain in 1898, another letter notes.

An extensive drainage system was developed throughout the estate to foster the gardening and agricultural endeavors. Morey had thousands of feet of drainage tile installed from the top of Glenmorrie Terrace to the river. Much of this tile was shipped down-river to Morey’s landing from a Newberg firm. These tiles continue to be a source of surprise to later residents since it is practically impossible to excavate a basement or foundation and not sever one or more of these lines.

Numerous barns and farm buildings were constructed including a barn, which spanned the roadway. The road ran through a huge barn built across the road with a hayloft connecting the two halves. Morey also built, as he referred to it, a “shack” to house his family during their frequent stays at the “ranch.” The “shack” had 11 bedrooms for the family upstairs, with others in the servants quarters.

Because of his controlling interest in the fledgling Portland General Electric, Morey naturally made generous use of electric lighting throughout his estate. In addition to all the main buildings being lighted Morey illuminated pathways and tennis courts.

The Morey family had residences in Portland, Oregon City and a vacation home in Illwaco, Washington, but often stayed long periods at the “ranch”. They often traveled by boat from Portland or Oregon City, landing at the foot of Poplar Drive at the south end of the estate. “Morey’s landing” was a sandy Beach located near the property line shared with the Marylhurst Convent just below where the island is. Here, a basalt bluff had large rings driven into the rock where shallow draft steamers would sometimes tie up. Overland access to the estate was by Old River Road before the bridge over Oswego Creek was washed out.

P. F. Morey relinquished presidency of the electric company in 1902. He retired to the estate and lived there until his death in July 1904.

The estate house burned in 1913. P. F. Morey’s son Fred and his wife Josephine lived in a cottage which had been built for her parents until a new house could be built on the same site.

Fred Morey had the property surveyed and platted in 1910 and set up the Glenmorrie Company to promote development of what he envisioned as an exclusive suburban housing district. A sales brochure told prospective buyers that, “A trip to Glenmorrie will convince him that no description or illustration can do justice to the manifold charms of this peerless home site.”

The Glenmorrie Company procured a bus, which ran from Oswego to Glenmorrie. However, the Land Company was not a stellar success, and the lack of interest soon put a stop to the bus operation.

Early on, just a few homes were built on the estate, but the end of World War I saw a surge in building activity. The Depression stopped all building. However, since the end of World War II the neighborhood developed slowly into its current state. Up until 1977, Glenmorrie was not part of Lake Oswego. It was in unincorporated Clackamas County. However, area-wide failing septic systems required annexation at that time to Lake Oswego to receive City sewer service.

The purpose of this Plan is to build on the legacy of P.F. Morey and all those who previously have sustained the neighborhood’s character and quality of life. In this regard, Glenmorrie has fortunately not been confronted with significant development pressure over the past 23 years since annexation, in part due to its low density, single-family detached zoning designation, topographic and natural resource constraints, and the desire of property owners to maintain the neighborhood’s character.



House on Glenmorrie Lane

(This page left blank intentionally)

GOAL 1: CITIZEN INVOLVEMENT

Summary of Major Issues

This chapter of the Glenmorrie Neighborhood establishes goals, policies and recommended action measures (RAMs) that promotes the opportunity for all residents to become involved in decisions that affect them. It also recognizes the need for communication and coordination between the Neighborhood, adjacent institutional uses, such as the Christie School, Mary's Woods Continuing Care Retirement Center, Marylhurst University and other neighborhood associations. The locations of these adjacent land uses are shown by Figure 2. This chapter also calls for a high standard of communication between those proposing land use actions and neighborhood residents.

GOALS AND POLICIES

GOALS

1. Ensure that all residents of the Glenmorrie Neighborhood have the opportunity to be involved in all phases of the land use planning process.
2. Ensure that communication within the neighborhood and to the City regarding issues of both neighborhood and City-wide significance reflects the interests of neighborhood residents.

POLICIES

1. Ensure that coordination occurs between the Glenmorrie Neighborhood Association, Marylhurst University, Sisters of the Holy Name, and other neighborhood associations in regard to land use, public facility planning and construction, and other matters which have impacts on neighborhood residents.
2. Ensure that the Glenmorrie Neighborhood, the City of Lake Oswego and the Christie School residential treatment facility* maintain an open and ongoing dialogue to monitor, address and resolve existing and potential impacts on the neighborhood which result from the facility's operation such as traffic, parking, noise and security.
3. Ensure that the Christie School residential treatment facility* and the associated group care home are operated with all applicable local and state rules and regulations including adequate levels of staffing.

4. Provide timely information and notice so that neighborhood residents have the opportunity to participate in land use and public facility planning decisions and other issues of significance to the neighborhood and City.
5. Provide all residents a copy of the adopted Glenmorrie Neighborhood Plan to ensure they have the opportunity to become knowledgeable of the Plan’s content and applicability.
6. Ensure that pre-application neighborhood meetings* between those proposing land use applications and the neighborhood result in the attendees’ concerns and issues being accurately communicated by requiring:
 - a. The applicant to agree with the Neighborhood Association chair upon a mutually convenient meeting date, time and place.
 - b. Written minutes to be taken and the meetings audiotaped. The applicant shall mail minutes to the attendees and the Glenmorrie Neighborhood Chair or designee. A reasonable time, of not less than seven days and not more than 21 days, following mailing, shall be provided for the chair or designee in consultation with the attendees, to review and make written comment on the minutes. Also, the applicant shall make copies of the audiotapes conveniently available for neighborhood review within one week after the meeting and prior to development application to the City.
 - c. Meeting audiotapes, written minutes and any associated written comments by the neighborhood chair or designee are provided to the City at the time of application submittal.

RECOMMENDED ACTION MEASURES

- i. Encourage Christie School representatives to meet regularly with the Glenmorrie Neighborhood Association Board and attend general neighborhood meetings to ensure effective communication, understanding and resolution of mutual issues and concerns.
- ii. Work with the City to monitor public uses, including recreation, of Old River Road to ensure early identification and resolution of problems which may occur such as trespass, conflicts between vehicles, pedestrians and bicyclists.
- iii. Work with the Lake Oswego Neighborhood Association Coalition (LONAC)* to communicate issues and provide opportunity for residents to discuss issues with other neighborhood associations.
- iv. Encourage elected and appointed City officials to periodically meet with the Glenmorrie Neighborhood Association to ensure its opinions and needs are communicated directly to the City.

- v. Encourage neighborhood residents to participate in neighborhood safety and social activities through programs such as Neighborhood Watch, Block Home and school police department programs.
- vi. Encourage neighborhood residents to work together toward betterment of their neighborhood.
- vii. Assist the City in determining the priority needs of the neighborhood and Lake Oswego as a whole through the involvement of neighborhood residents with City Boards, Commissions and ad-hoc committees.
- viii. Work with the City and other Neighborhood Associations to establish and maintain a City-wide policy to assure public notice, information and communication procedures are in place to prepare for possible public safety events such as fire and law enforcement incidents, inclement weather and other emergencies and natural and man-made disasters.
- ix. Encourage continued membership of the Glenmorrie Neighborhood Association in the Neighborhood Coalition of Lake Oswego to ensure the availability of liability insurance for Neighborhood Association activities.



“Wild in the Willows” sculpture in the making on Glenmorrie Drive

(This page left blank intentionally)

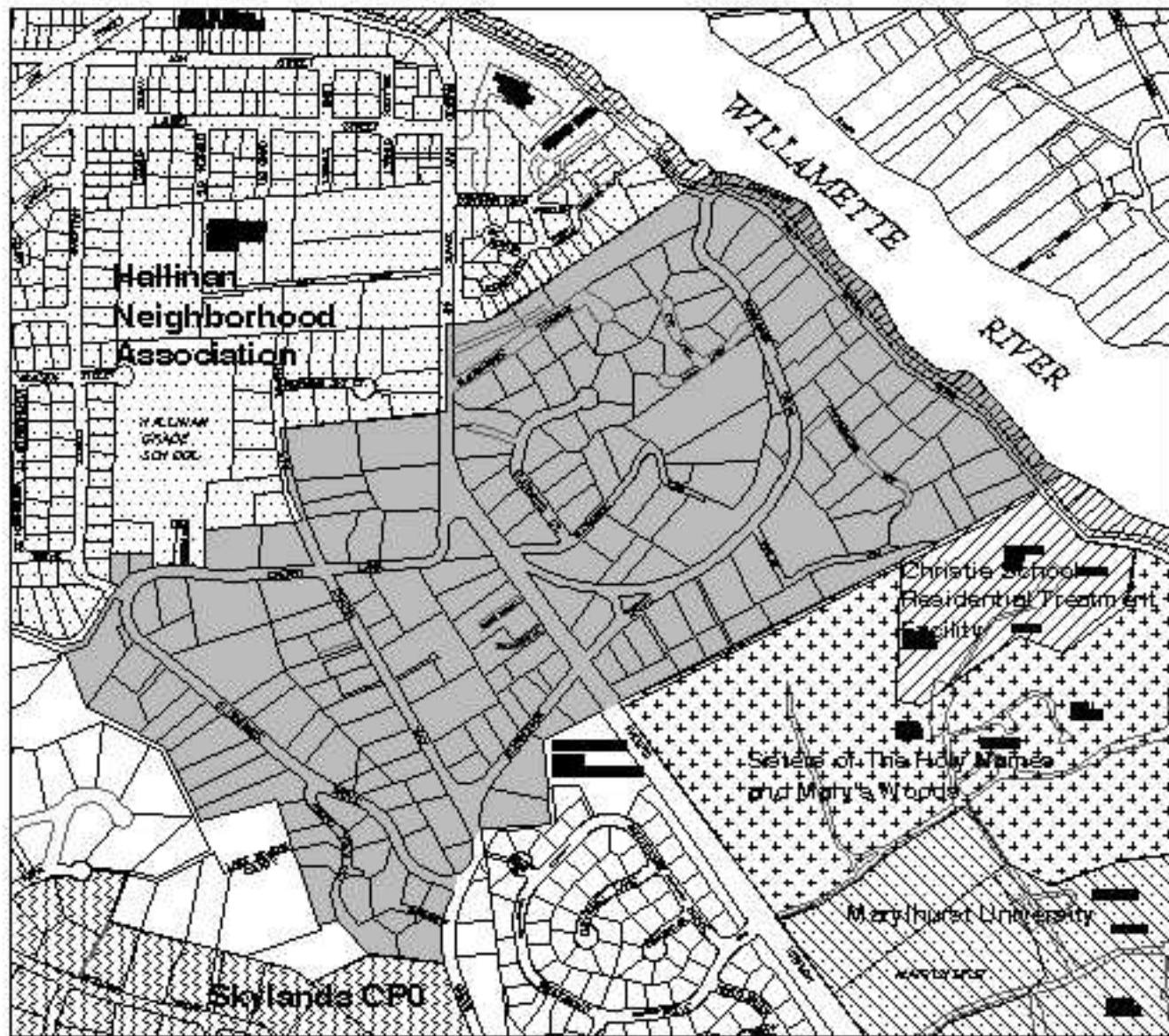


FIGURE 2
GLENMORRIE
NEIGHBORHOOD
ASSOCIATION
ADJACENT LAND
USES AND
NEIGHBORHOOD
ASSOCIATIONS

PRINTED: MAR 01
 2000

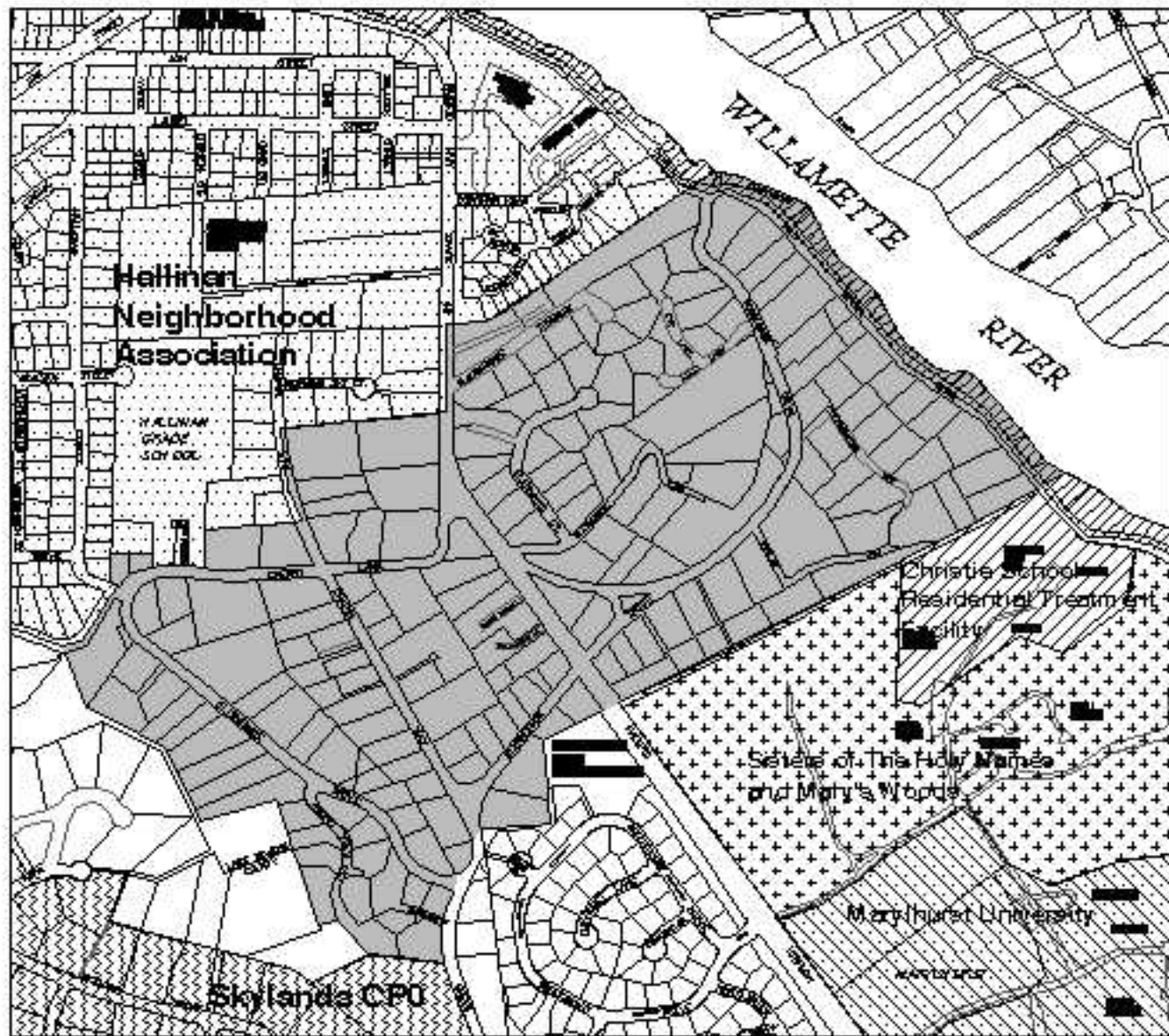


FIGURE 2
GLENMORRIE
NEIGHBORHOOD
ASSOCIATION
ADJACENT LAND
USES AND
NEIGHBORHOOD
ASSOCIATIONS

PRINTED: MAR 01
 2000

GOAL 2: LAND USE PLANNING

Summary of Major Issues

All of the Glenmorrie Neighborhood is designated by the Lake Oswego Comprehensive Plan and Zoning Maps as Low Density Residential R-15 (15,000 sq. ft. minimum lot size). This is shown by Figure 3. Glenmorrie residents recognize the livability benefits associated with Land Use Planning goals, policies, regulations and standards that ensure the preservation of the neighborhood's character * and positive qualities. In this regard it is essential that the Neighborhood Plan, the City's land use regulations, its Comprehensive Plan and other planning efforts are congruent, especially in regard to issues such as maintenance of neighborhood character, natural resource protection, and design compatibility. It is especially important to the neighborhood that adequate public facilities and services are provided to existing and new development including ways to accommodate storm water runoff.

The preservation of the low-density detached residential character of the neighborhood is a central issue for Glenmorrie residents. This is because Zoning and Comprehensive Plan Map amendments to higher residential densities or commercial uses would not be compatible with the neighborhood's physical and locational characteristics. Per the Lake Oswego Comprehensive Plan, these land uses would not have reasonable access to shopping, jobs, and the level of transit service, which could provide an alternative to automobile travel. Furthermore, it is the neighborhood's position that commercial, medium and high density residential uses could not be made compatible with, blended or effectively buffered from the existing land use pattern of single-family residential homes. There are no opportunities for these different land uses to serve as a transition, or "stepping-down" in intensity of development from more intense urban uses to the neighborhood's, low-density single family detached land use pattern.

Within Glenmorrie, new commercial, institutional and medium/high density land use designations would result in "island(s)" or "intrusion(s)" into a low-density single-family land use pattern. These land uses would be detrimental to the stability of the neighborhood because they could serve as "beachheads" to justify continuing Comprehensive Plan and Zoning Map applications for land uses, which would pose on-going compatibility problems. Therefore, the stability of this existing, low-density single family neighborhood far outweighs any benefits that might arise from providing for a small incremental increase in housing choice or economic development in Lake Oswego.

The Glenmorrie Neighborhood is bordered to the south by the Christie School Residential Care Treatment Facility.* A group care home,* which also houses some Christie School residents, is located in the neighborhood. In addition a popular Montessori school is located in the neighborhood. These uses, because of traffic, parking, hours of operation and numbers of users have impacts on the neighborhood. It is important to the Glenmorrie

Neighborhood that these and, possible future schools and group and residential care facilities be designed and operated consistent with the quiet residential character of a low-density, single-family residential neighborhood.



Glenmorrie Lane

GOALS AND POLICIES

GOAL

1. Ensure that the Glenmorrie Neighborhood Plan is implemented through the City’s land use regulations and related plans.

POLICIES

1. The Glenmorrie Neighborhood Plan shall apply to the area within the Glenmorrie Neighborhood Association Boundary (Figure 1).
2. Ensure that all new development in the Glenmorrie Neighborhood can be adequately served by the full range of public facilities and services. In particular, when evaluating development proposals recognize:

- a. The problems that the whole neighborhood has with surface water runoff and ensure that residential development, public facility and transportation projects do not contribute to existing, or create new surface water runoff and/or erosion problems; and
 - b. That Glenmorrie Water Cooperative has limited water storage.*
- 3. Ensure that the architectural, site design and landscape character of new development and major remodeling of structures within the Glenmorrie Neighborhood is aesthetically compatible with the character of the existing residential neighborhood.
- 4. Preserve Glenmorrie Neighborhood’s sense of privacy and its quiet, low-density, detached single-family residential character.
- 5. Approve applications to change land use designations in the neighborhood to commercial or higher density residential designations only if the resulting development would be:
 - a. Part of a predominate pattern of higher density residential uses;
 - b. Part of a pattern of more intense urban uses that provide opportunities for close to home employment, access to shopping, recreation and cultural opportunities and;
 - c. A transition or buffer from more intense urban land uses, such as a “stepping down” in land use intensity from less intense land uses such as low density, detached single-family residential neighborhoods.
- 6. Require that the development, siting, and operation of institutional uses and group care facilities be in full compliance with all applicable local, state and federal regulations.
- 7. Ensure that the design and operation of group and residential care facilities and institutional uses are compatible with, and do not disrupt the peace and quiet of the neighborhood nor compromise security.
- 8. Review and update the Glenmorrie Neighborhood Plan concurrent with Periodic Review of the City’s Comprehensive Plan.
- 9. Ensure Lake Oswego’s land use and other regulations preserve:
 - a. The neighborhood’s inventoried stream and environmentally significant stream corridors*, wetlands*, and tree groves*;
 - b. Significant* and historic trees;

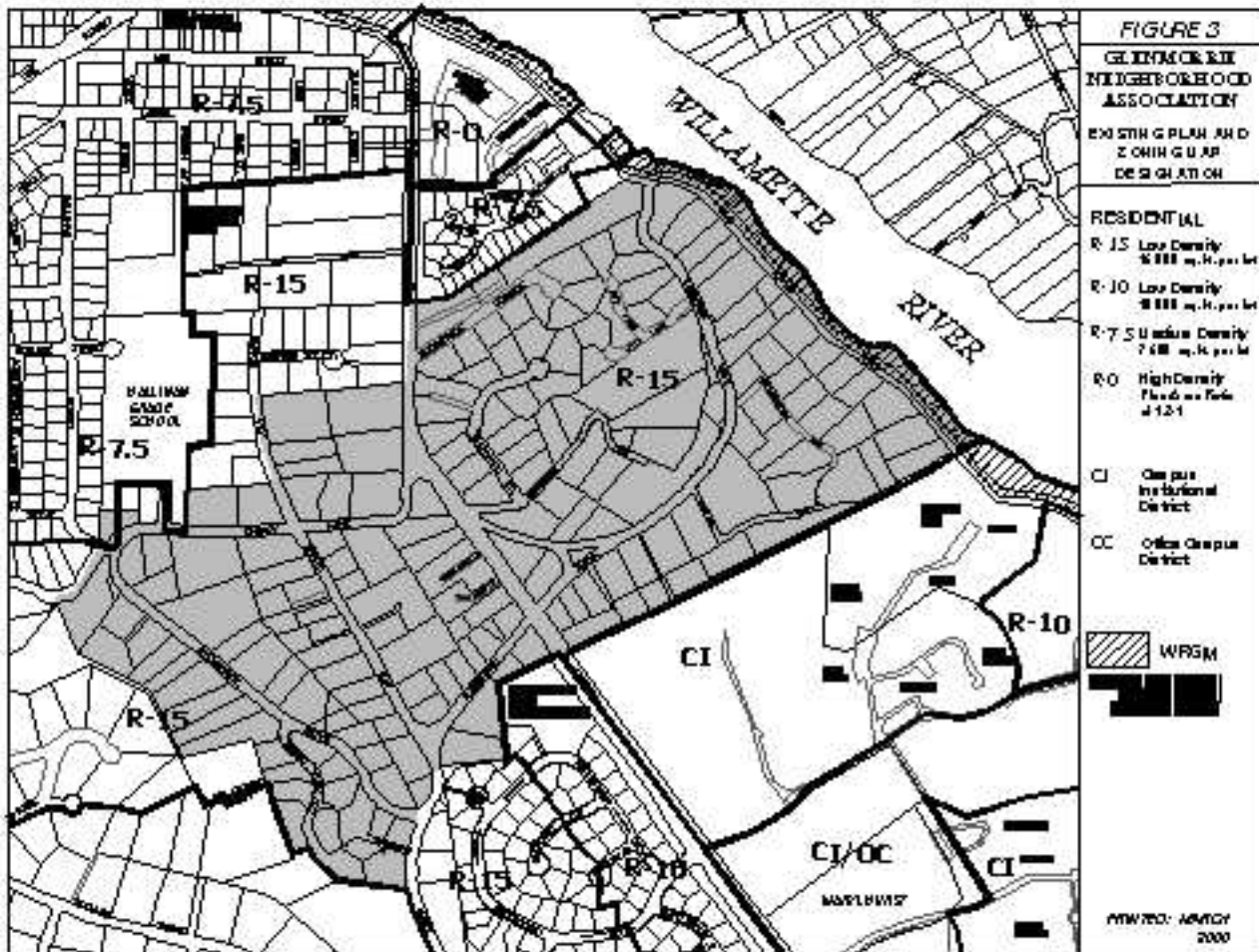
- c. Open drainage ways, public easements and facilities important for the conveyance of storm water.
10. Maintain Glenmorrie Neighborhood’s existing detached, single-family residential character and do not allow deterioration and/or demolition of existing homes as a reason for Plan and Zoning Map amendments to more intense land uses.

RECOMMENDED ACTION MEASURES

- i. Develop a design style manual that provides clear and objective standards and guidelines regarding how new residential development can be made compatible with the character of existing residential development within the Glenmorrie Neighborhood.
- ii. Require the preservation of permeable area and of natural resources and open spaces, within the neighborhood, especially those determined as important to maintaining effective surface water management and water quality.
- iii. Encourage private property owners, the Oregon Department of Transportation (ODOT) and the City of Lake Oswego to address existing surface water management and erosion control problems resulting from roads, streets and pathways.



Historic Yates House (rear view)



GOAL 5: OPEN SPACES, HISTORIC & NATURAL AREAS

Summary of Major Issues

The Glenmorrie Neighborhood contains several significant stream corridors* (Figure 4) and associated tree groves*. These natural resources have been inventoried and identified by the Lake Oswego’s Sensitive Lands Inventory (ESEE analysis)*. Development, which would impact these resources, is regulated by LOC 48.17, Sensitive Lands Overlay Districts. These natural resources are important to the neighborhood in several ways. In addition to providing open space and an aesthetic setting -- a sense of dimension and scale, they are important for wildlife habitat, surface water quality and storm water conveyance.

The Glenmorrie Neighborhood borders the Willamette River Greenway. The Willamette River Greenway has been designated as a statewide resource and is managed under the auspices of Statewide Planning Goal 15 and implementing administrative rules. The Oregon Department of Parks and Recreation administers these at the state level. Both the City and state, to ensure consistency with the Statewide Planning Goal, implementing administrative rules and local regulations (LOC 48.16, Willamette Greenway Management Overlay Zone), review any development within the Greenway.

The riparian resources/water quality resources* of the Willamette River and the Glenmorrie’s stream corridors are also protected by Title 3 of the Metro Urban Growth Management Functional Plan*. The purpose of Title 3 is to protect surface water quality. Lake Oswego has adopted or amended its regulations and standards to conform to this element of Title 3 including, Sensitive Lands Overlay Zones (LOC 48.17) and Flood Plain Standard (LODS 17.005).

As described previously, the Glenmorrie Neighborhood also has many large and significant individual trees that were planted or in existence when the area was first developed as the Morey Estate in the early 1890’s and later platted for housing in the early 20th Century. The Neighborhood believes it is important to the character of the area that these existing mature trees be protected and preserved to the extent possible.

GOALS AND POLICES

GOAL

1. Preserve and protect the Glenmorrie Neighborhood’s most valuable natural resource assets including the Willamette River Greenway, stream corridors*, tree groves,* wildlife habitat, and other significant mature trees*.

POLICIES

1. Preserve Glenmorrie’s stream corridors*, and tree groves* as designated by the City’s Goal 5: Sensitive Lands Inventory (Figure 4).
2. Ensure that all public works projects in the Glenmorrie Neighborhood are designed, implemented, and maintained to protect trees, stream corridors*, wildlife habitats and other natural resources.
3. Maintain, and where possible restore, the natural resource functions and values* of all:
 - a. Significant City inventoried stream corridors* and tree groves* in the Glenmorrie Neighborhood, and
 - b. Other natural resources which, pursuant to City and Metro standards, provide water quality benefits*.
4. Require storm drainage and water quality management measures* and facilities for all new development within the Glenmorrie Neighborhood to reduce the impacts of flooding, erosion, sedimentation and other effects of increased water run-off on neighborhood properties and natural resources.
5. Require preservation and maintenance of open space consistent with conditions of development approval including:
 - a. Preventing the removal of trees and non-invasive vegetation except as provided by the Lake Oswego Tree Code (LOC 55);
 - b. Removing invasive vegetation and replanting with native plant species where appropriate;
 - c. Preventing the dumping of garbage and yard debris in open space areas through enforcement of nuisance* provisions of the Lake Oswego Code (LOC 34.08.490).
6. Preserve and where possible enhance the Glenmorrie Neighborhood tree canopy* by:
 - a. Requiring developers to maximize the preservation of trees to maintain and enhance the cohesive quality of existing tree groves*;
 - b. Requiring, when new development is proposed, protection of significant existing trees* by including these resources as part of an open space reserve area.

- c. Enforcing the Lake Oswego Tree Code (LOC Chapter 55).
- 7. The development review process shall emphasize protection of significant trees* rather than allowing removal and subsequent mitigation through replanting.
- 8. Provide property owners the opportunity to preserve trees through participation in a City adopted Heritage Tree Protection Program*.
- 9. Protect and enhance significant trees* within the public right-of-way* and on other public lands by:
 - a. Adopting standards and regulations to protect public trees, and;
 - b. Ensuring maintenance of adequate public right-of-way * to plant trees.
- 10. When trees are removed in the Glenmorrie Neighborhood in violation of the Lake Oswego Tree Code (LOC Chapter 55) ensure that:
 - a. The first priority for tree planting which is required for mitigation occurs within the neighborhood’s boundaries, and;
 - b. Where feasible, any fines paid into the City’s tree fund are used to plant trees in the public open spaces within the neighborhood.
- 11. Preserve views* of the Willamette River and other territorial and mountain views from obstruction by new development.
- 12. Preserve the natural buffer areas (stream corridors* and tree groves*) along the neighborhood’s boundaries.

RECOMMENDED ACTION MEASURES

- i. Implement a Lake Oswego Community Forestry Program which:
 - a. Provides for an ongoing planting and maintenance program for trees and other vegetation in public rights-of-way, natural areas, open spaces, and;
 - b. Provides information regarding tree care to the general public.
- ii. Involve the City, neighborhood residents, property owners, and citizen groups, such as the Wetlands Conservancy, the Lake Oswego Land Trust and Willamette River Keepers to develop a common vision and action program to restore the natural functions and values* of Glenmorrie Neighborhood’s tree groves*, stream corridors* and the Willamette River Greenway.

- iii. Encourage property owners and citizen groups to landscape with native plants along stream corridors* and associated buffers.
- iv. Encourage the identification of historically significant buildings and features in the Glenmorrie Neighborhood.
- v. Encourage the dedication of conservation easements* to protect natural resources and open space.
- vi. Foster continued community support for tree protection in the Glenmorrie Neighborhood by encouraging City staff to provide prompt and reasonable determination of citizens’ tree removal needs.
- vii. Reestablish native plant communities*, especially on hillsides and in tree groves*, wetlands* and stream corridors*.
- viii. Encourage volunteer efforts involving the Neighborhood Association, property owners and civic groups such as scouting organizations to inventory, map, and assess the condition of potential heritage trees.
- ix. Encourage voluntary tree planting on private property and in public right-of-ways consistent with a neighborhood tree-planting plan approved by the Neighborhood Association and the City.
- x. Encourage the City of Lake Oswego to regulate and monitor the tree maintenance practices of tree care and utility companies to prevent actions, which harm the neighborhood’s tree resources.
- xi. Minimize the potential conflicts between human residents of the neighborhood and wildlife such as raccoons, coyotes and possums by encouraging measures such as:
 - a. Securing pet food and household garbage in access proof containers or locations;
 - b. Ensuring bird feeders do not become feeding stations for other creatures;
 - c. Removing brush piles and other garden and landscape debris, which would serve as cover from close proximity to, houses;
 - d. Timely disposal of tree-dropped fruit and nuts;
 - e. Keeping small pets inside at night, and;
 - f. Reporting any obviously diseased wildlife to Clackamas County Animal Control.

- xii. Identify Glenmorrie’s key view resources, including the Cascade Mountains, the Willamette River and other territorial scenes, and develop means to prevent their obstruction by new development.



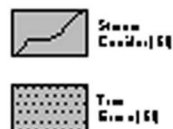
Tree Grove at Glenmorrie Drive and Cherry Lane

(This page left blank intentionally)

FIGURE 4

GEORGETOWN
NEIGHBORHOOD
ASSOCIATION

NATURAL RESOURCE
CITY DESIGNATED
STREAM CORRIDORS
& WETLANDS



GOAL 6: AIR, WATER & LAND RESOURCES

Summary of Issues

Uncontrolled surface water runoff and pollution of surface and ground water are major issues in the Glenmorrie Neighborhood, especially since the entire neighborhood slopes toward the Willamette River. Except for drainage improvements completed in 1999 on Chapin Drive, there is no piped drainage system within the neighborhood boundary. All runoff must either percolate into the soil or be conveyed by open ditches or stream corridors* to the Willamette River. During the wet weather months, this system is often inadequate. This often results in areas of localized, ponding and flooding. Numerous underground streams and areas of perched (high) water table exacerbates these problems.

Not all of the Glenmorrie Neighborhood is served by sanitary sewer. Several properties on Stone Bridge Way are still served by septic tanks and drainfields. This situation raises concerns about surface and ground water pollution. Therefore it is desirable for sanitary sewers to be made available to this area as soon as feasible.



Glenwood Court Stream Corridor

GOALS AND POLICIES

GOAL

1. In the Glenmorrie Neighborhood reduce and where possible eliminate flooding, soil erosion, standing water and water pollution associated with storm water runoff.

POLICIES

1. Protect the natural surface water drainage systems* and enhance water quality by treating and controlling pollution at the source.
2. Require that pathways* and road repair and construction projects do not contribute to localized flooding by concurrently constructing required drainage facilities and maintaining the same.
3. Require that the Old River Road pathway and road repair and construction projects do not contribute to localized flooding by concurrently constructing required drainage facilities and maintaining the same.
4. Require that septic and drainfields, fuel oil tanks, hazardous materials and other potential sources of pollution do not result in either ground or surface water contamination.
5. Ensure that public sanitary is made available to those properties that remain on septic tanks and drainfields to eliminate the potential for surface groundwater pollution and health hazard.”
6. Require that all development which could impact surface and groundwater resources comply with all applicable local, state and federal regulations to eliminate “downstream” impacts within the Glenmorrie Neighborhood.
7. Develop and implement measures to address the negative consequences of existing upstream development, including that within the neighborhood which results in runoff that cannot be accommodated by Glenmorrie’s existing surface water drainage system.
8. Where possible, ensure enforcement of City regulations and standards to:
 - a. Effectively addresses drainage and water quality problems within the neighborhood caused by existing upstream development; and

- b. Prevent new development, both upstream and within the neighborhood from contributing to existing problems or causing new ones.
9. Surface water detention and treatment facilities shall be attractive, unobtrusive and function properly so as to contribute aesthetically to the neighborhood.

RECOMMENDED ACTION MEASURES

- i. Request the immediate implementation of the sanitary sewer and surface water improvement projects within the Glenmorrie Neighborhood which are identified in the City’s Public Facility Plan (PFP)* and Capital Improvement Program (CIP)*.
- ii. Request that the City conduct a study to determine the best methods to address surface water management problems in the Glenmorrie Neighborhood and adjacent areas that affect the neighborhood.
- iii. Periodically survey the neighborhood residents to identify surface water management concerns and determine the extent of surface water management problems.
- iv. Encourage the Oregon Department of Transportation (ODOT) and the City of Lake Oswego to address existing drainage and erosion problems that result from State Highway 43 and City streets. Priority should be given to those problems that affect public safety and private property.



Chapin Way

(This page left blank intentionally)

GOAL 10: HOUSING

Summary of Major Issues

The Glenmorrie Neighborhood is located at the southeast edge of Lake Oswego, on both sides of Highway 43 (Figure 1). It consists of approximately 142.87 acres and about 195 individual properties. The entire neighborhood is zoned low density, detached single-family residential (R-15: 15,000 sq. ft. minimum lot size).

As previously stated, there are four themes of neighborhood compatibility which the Glenmorrie Plan seeks to preserve and promote within the context of being consistent with the Lake Oswego Comprehensive Plan. These themes are repeated below.

Low Density, Detached Single Single-Family Residential Land Use Pattern

Glenmorrie consists of an exclusively low density, detached single-family residential land use pattern with large lots allowing for building setbacks which have been extensively landscaped. Many of the homes in the neighborhood are ranch style dwellings constructed in the 1950's through 1970's. The low vertical scale of much the built environment contrasts significantly with the abundance of mature trees, which impart a sense of spatial dominance. Visually, this makes the area's natural character seem dominant to the human-made environment. Within this context there is an obvious absence of the glare of streetlights and other major light sources and extensive paved areas.

Abundance of Natural Resources and the Sense of Privacy and Quiet

The extensive presence of natural resources, including the Willamette River and its Greenway, stream corridors and large areas of mature trees and other vegetation both native and non-native provides a tangible connection to nature. Many of the trees were in existence when the neighborhood was the estate of F.P. Morey at the turn of the 20th Century. Stream corridors, their ravines, associated tree groves and the topography provides buffering and screening between homes and a sense of enclosure essential to a feeling of privacy and quiet. The neighborhood's topography, stream corridors, and vegetation, buffers the neighborhood from adjoining land uses, gives it a human sense of scale and a quality.

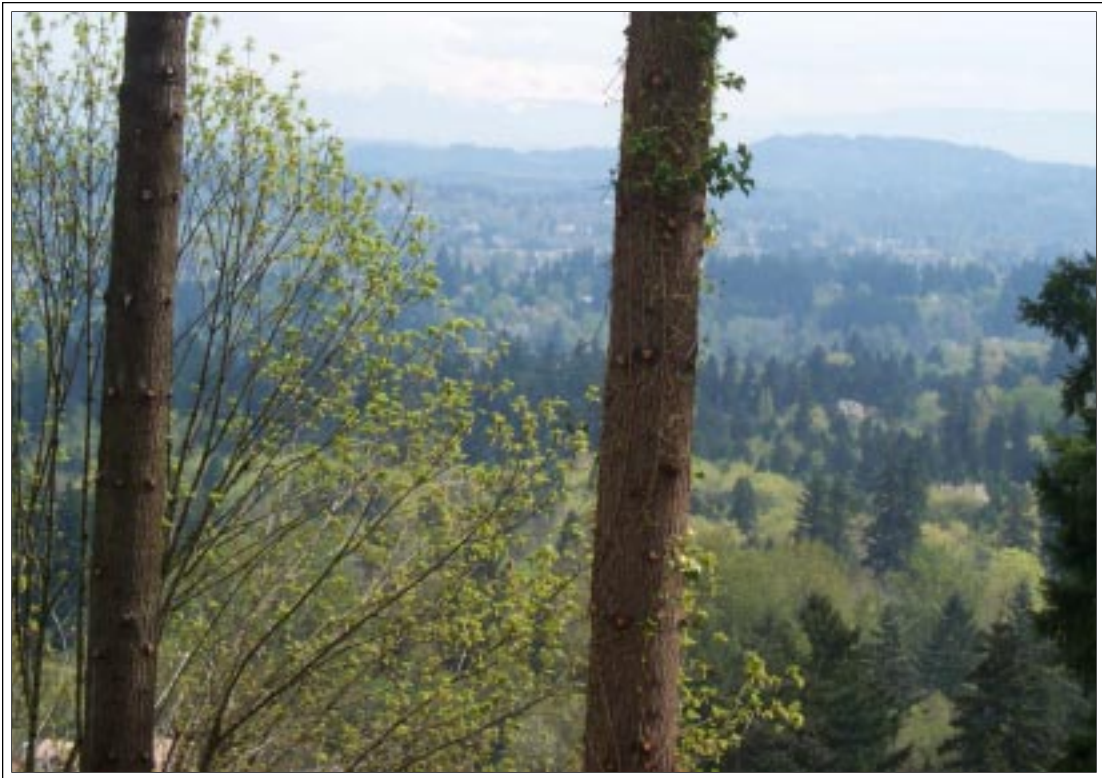
Narrow, Winding “Country Lane Streets”

Tree lined and narrow, “country lane” streets without sidewalks, curbs and gutters or other forms of urban storm drainage characterize the public realm of the street. These streets have very low traffic volumes and serve primarily neighborhood traffic. These streets, for the most part follow the neighborhood's general topography. The street system contributes to the neighborhood's sense of quiet and privacy. The street system discourages “cut-through” traffic because of its small scale and because it was not constructed in a grid pattern and accesses the arterial system via one or two streets such as Glenmorrie Drive and Cherry Lane.

A Sense of Spaciousness and Access to Views

The elevation of the neighborhood ranges from about 20 feet above sea level at the median low water line of the Willamette River to about 320 at the top of Glenmorrie Heights. The topography and low density of Glenmorrie provides the opportunity for residents to experience expansive views of the Willamette River, the Cascade Mountains and the closer-in natural landscape. Views are accessible to everyone, either from their own neighborhoods or as they travel the local street system. This contributes to a sense of spaciousness not present in many parts of the Portland Metropolitan Area.

As previously stated in the summary of issues for Goal 2: Land Use Planning, a primary focus of the Glenmorrie Neighborhood Plan is to assure the preservation of neighborhood quality and character. The primary means to accomplish this objective is to preserve the low density, detached single-family residential quality of the area.



View East From Green Bluff Drive

GOALS AND POLICIES

GOAL

1. Maintain the low density, detached single-family residential character of the Glenmorrie Neighborhood.



Glenmorrie Lane

POLICIES

1. Preserve the neighborhood’s “Country Lane/Estate” setting by:
 - a. Recognizing that the Glenmorrie Neighborhood is most appropriate for low-density, detached single-family residential uses because of its historic large-lot, single-family development pattern, topography, natural resources/constraints, locational characteristics, level of available public facilities and services;
 - b. Preserving existing open space, natural resources, wild life habitat and significant trees*, especially within street right-of-ways and on adjacent properties to provide tree-canopy and shade;
 - c. Ensuring the non-urban design character of local streets, including “skinny streets”* where warranted by traffic, safety and access concerns;
 - d. Protection of significant views and vistas, especially of the Willamette River; and
 - e. Maintaining homeowner’s sense of privacy and the natural buffers between properties.

2. Preserve the existing housing stock, and encourage the upgrade and remodeling of existing residential structures rather than demolition and new construction.
3. Utilize design compatibility standards to ensure that all, new residential development, and substantial remodeling projects, contribute to the design character of the neighborhood.
4. Preserve the low density, open space and natural resource characteristics along Glenmorrie Neighborhood’s boundaries by requiring:
 - a. The preservation and enhancement of the area’s existing designated stream corridors* , tree groves, and drainage ways essential for water quality, and
 - b. Installation and maintenance of buffering and screening measures such as trees and other vegetation.
5. Encourage those who propose to construct two-story and larger homes to meet with neighborhood residents prior to acquisition of building permits to promote:
 - a. Compatibility in building design and scale with the surrounding homes;
 - b. Tree preservation; and
 - c. Protection of neighbor’s existing views.
6. Prevent and abate nuisance situations* such as excess noise, abandoned or non-operational vehicles, dangerous buildings and the accumulation of refuse through enforcement of the nuisance provisions of the Lake Oswego Code (LOC 34.08).
7. Ensure that home occupations* do not conduct business activities, which cause adverse impacts such as outside storage, excessive traffic, and inappropriate hours of operation or noise.

RECOMMENDED ACTION MEASURES

- i. Encourage residents and others who store recreational vehicles and equipment, and non-operational automobiles in front yards to relocate them away from public view.
- ii. Strongly encourage voluntarily protection of the neighborhood’s mature tree canopy* and other significant trees* through property owner participation in a “Heritage Tree Program”*.

- iii. Develop design standards specific to Glenmorrie Neighborhood to ensure all new residential development, including secondary dwellings* and homes being substantially remodeled* contribute to the neighborhood’s positive design character which address issues such as:
 - a. Height, bulk, and lot coverage 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 design and development standards, which prescribe measures such as garage location, size of paved areas, driveway size and location, etc;
 - c. Appropriate setbacks, buffering and screening between existing and proposed development, and;
 - d. Preservation of existing mature canopy trees* and other significant trees* and landscape features* to the extent practicable.



Stonebridge Way



Glenmorrie Water Cooperative Pump House and Water Storage Facility

GOAL 11: PUBLIC FACILITIES AND SERVICES

Summary of Major Issues

The Glenmorrie Neighborhood Plan Steering Committee recognized that the City Comprehensive Plan contains numerous goals and policies, which are applicable to the neighborhood as well as to the community as a whole. However, it is important for the Neighborhood Plan to augment the City's Comprehensive Plan by addressing the Neighborhood Plan's specific conditions, needs and unique character regarding public facilities and services. It is also important to stress that this Plan chapter is intended to support several other policies in other parts of the plan that address public facility issues such as transportation, water quality and storm drainage.

The following goals and policies address police and fire protection, storm water and surface water management, delivery of domestic water, and private utilities. The common emphasis of this chapter and other parts of the Neighborhood Plan is to ensure that the Glenmorrie Neighborhood is provided with high quality, responsive and environmentally sound public facilities and services.

This chapter lists, and proposes implementation of specific projects derived from the City's Public Facility and Capital Improvement Plans. It also proposes other projects identified by the neighborhood. Most significant of these specific neighborhood projects are localized flooding problems caused by an inadequate surface water management system and the provision of sewer service to an area of the neighborhood currently not served.

It is important to stress that an integral part of Glenmorrie Neighborhood's identity is the Glenmorrie Water Cooperative. Even though most of the Glenmorrie Neighborhood is within the City of Lake Oswego, a special water co-op provides domestic water service. The Glenmorrie Water Cooperative has a long history dating back to April 1927 when the "Glenmorrie Cooperative Association" was chartered and took over the assets and assumed the liabilities of the defunct Glenmorrie Utilities Association. Since that time it has expanded its capability to meet the neighborhood's water demands for domestic use and fire protection.

The Cooperative draws water from wells, and has a storage capacity of 30,000 gallons. The water rights have been granted from the State of Oregon. The Cooperative has an interconnection to a twelve-inch City of Lake Oswego main line, capable of delivering 1,000 gallons per minute (g.p.m.) to the system. City water is delivered when water levels in the Glenmorrie storage reservoir drop below two feet. This makes it possible for water to be provided should the Glenmorrie source were interrupted. Especially important to the neighborhood is the ability to achieve adequate fire flows* at the Cooperative's 10 hydrants. There are seven additional fire hydrants in or adjacent to the neighborhood that are on the City's water system.

Recently, the Cooperative completed a major project to upgrade the size of water lines throughout the neighborhood to provide for greater fire protection. Fire flows*, of the existing hydrants, have been tested by the Lake Oswego Fire Department as delivering acceptable amounts of water between 1,000 g.p.m. and 1,500 g.p.m. Figure 5 shows the locations of the major elements of the Glenmorrie Water Cooperative including the storage reservoir, wells, city interconnection, and fire hydrants.

Water consumption data indicates that average water use has ranged from 30,000 gallons per day (g.p.d.) in 1994, 45,000 g.p.d. in 1995, and 43,000 in 1996. With the continued cooperation of the City of Lake Oswego, to provide for emergency situations the Cooperative will be able to meet the neighborhood’s domestic water and fire protection needs for the foreseeable future.

The only future project envisioned is replacement of a short section of leaky water line on Glenwood Court. Also, the Lake Oswego Fire Department feels that a few more fire hydrants would be beneficial to improve fire-fighting capabilities.

Almost the entire Glenmorrie Neighborhood is served by sanitary sewer except for several properties on Stone Bridge Way, which remain on septic tanks. The Glenmorrie Neighborhood is part of the Marylhurst Basin into which a substantial area north of the Neighborhood also drains. Effluent flows east and north down two interceptors to the Marylhurst pump station and then is routed via a pressure line in the George Rogers bike path to the Tryon Creek Treatment Plant. A pump station is located at the intersection of Glenmorrie Drive and Old River Road. Figure 6 illustrates the existing sewer interceptor system.

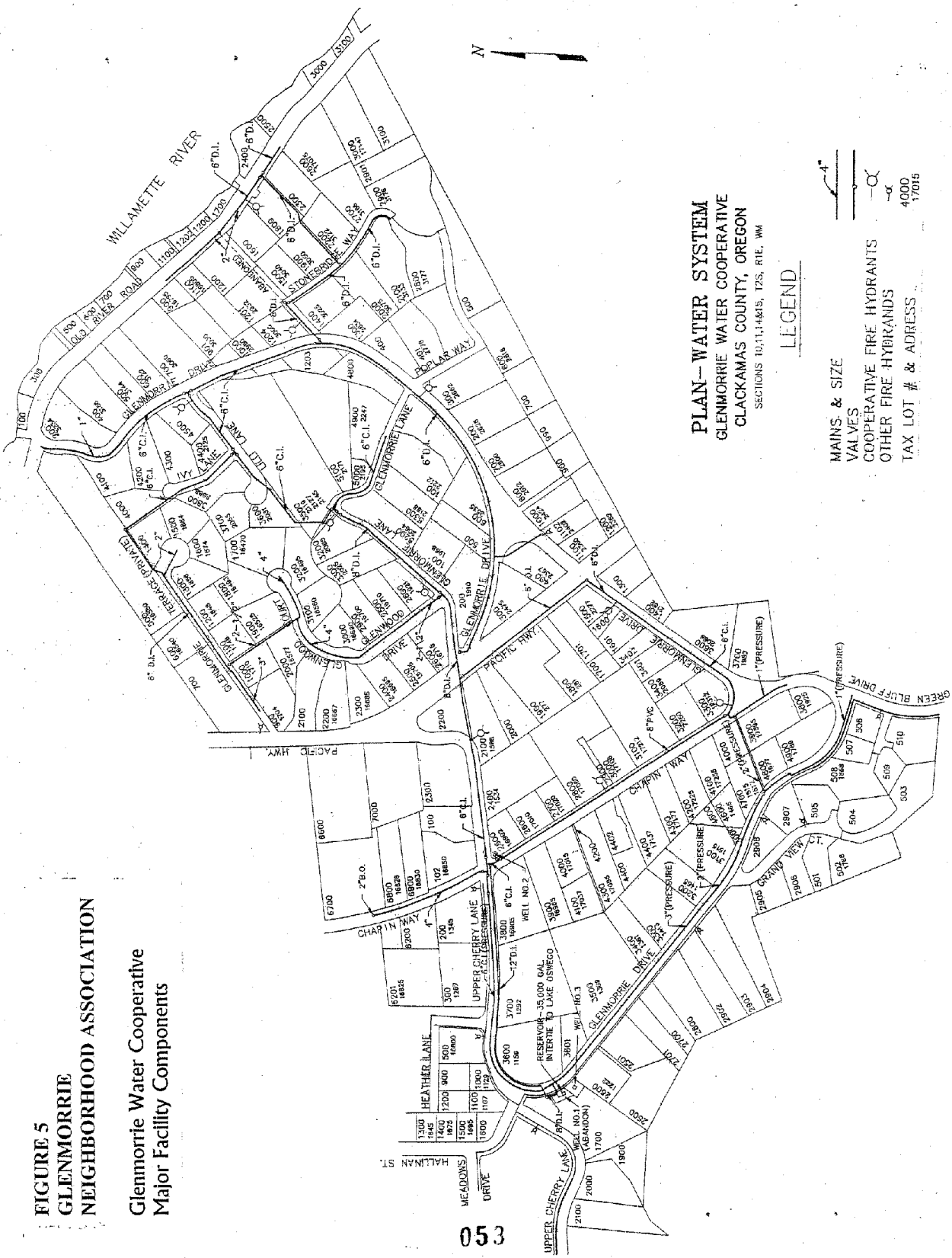
The Glenmorrie Neighborhood has significant problems with localized flooding and standing water during the wet weather months. This issue is also discussed in Chapter 6 of the Neighborhood Plan. As previously stated, these problems result from two factors. First, the entire neighborhood slopes from west to east towards the Willamette River and second, as the neighborhood developed, an inadequate surface water management system was developed. This has resulted in standing water and localized flooding problems both within the public right-of-way and on private property. Figure 7 shows where residents have identified localized drainage problems.

Surface water problems within the public right-of-way* and which also affect private property are typically the responsibility of the City or, in the case of Highway 43, the Oregon Department of Transportation (ODOT). Those drainage problems that occur on private property, that are not caused by a public action, such as from a street, are the responsibility of the affected property owners. However, the Glenmorrie Neighborhood Plan Steering Committee believes that more joint public and private management of surface water problems can go a long ways towards resolving the worst issues which, include proper local street drainage, maintenance of drainage channels and management of runoff from Highway 43.

**FIGURE 5
GLENMORRIE
NEIGHBORHOOD ASSOCIATION**

**Glenmorrie Water Cooperative
Major Facility Components**

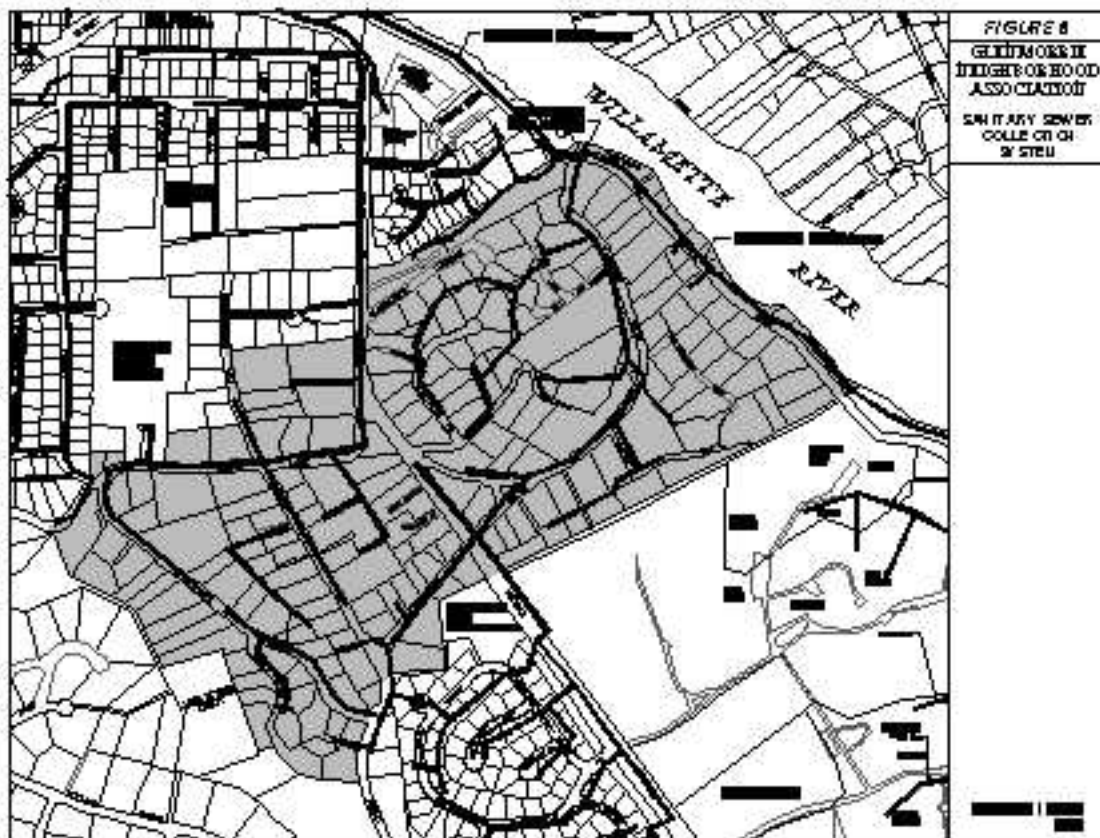
053



**PLAN - WATER SYSTEM
GLENMORRIE WATER COOPERATIVE
CLACKAMAS COUNTY, OREGON**
SECTIONS 10,11,14&15, T2S, R1E, W4

LEGEND

- MAINS & SIZE
- VALVES
- COOPERATIVE FIRE HYDRANTS
- OTHER FIRE HYDRANTS
- TAX LOT # & ADDRESS



GOALS AND POLICIES

GOAL - POLICE AND FIRE PROTECTION

1. Provide a high level* of police, fire protection and emergency preparedness services to the Glenmorrie Neighborhood.

POLICIES

1. Utilize law enforcement when necessary to:
 - a. Ensure safety on Glenmorrie's streets, particularly Old River Road and Highway 43; and
 - b. Prevent trespass and illegal activities such as drug and alcohol consumption within the Willamette Greenway.
2. Ensure that Lake Oswego continues to be a partner with the Glenmorrie Water Cooperative to guarantee that adequate water is available to fight fires.

GOAL - STORM WATER AND SURFACE WATER MANAGEMENT

1. In the Glenmorrie Neighborhood, reduce, and where possible eliminate, flooding, soil erosion, standing water in the public right-of-way*, and water pollution associated with storm water runoff.

POLICY

1. Implement the drainage, pollutant reduction and stream rehabilitation projects identified in the Lake Oswego Public Facility Plan (PFP)*, Capital Improvement Plan (CIP), and other projects identified by the neighborhood (Figure 7), to address local drainage and water pollution issues.

GOAL - WATER DELIVERY AND FIRE FLOW REQUIREMENTS

1. Ensure that Glenmorrie properties have a reliable and adequate supply of high quality water to meet domestic consumption and adequate fire flow requirements.

POLICIES

1. Implement those improvements to the Glenmorrie Water Cooperative, necessary to ensure a reliable and adequate supply of water to the Neighborhood.
2. Ensure that future construction or repair of water transmission lines in the Glenmorrie Neighborhood minimizes the impact on developed property and utilizes the public right-of-way or existing easements whenever possible.
3. Continue the Glenmorrie / Lake Oswego agreement to maintain the interconnection between the two water systems and to have the Lake Oswego Fire Department periodically inspect and flow test* fire hydrants within the neighborhood.

GOAL - SANITARY SEWER

1. Ensure Glenmorrie residents receive environmentally safe and reliable sanitary sewer service.

POLICIES

1. Implement the sanitary sewer improvements identified in the Lake Oswego Public Facilities Plan (PFP) and Capital Improvements Program (CIP) necessary to ensure maintenance of a reliable and environmentally sound sanitary sewer system in the Glenmorrie Neighborhood.
2. Ensure that future construction of sanitary sewer lines in the Glenmorrie Neighborhood minimizes impact on developed property and utilizes the public right-of-way or existing easements whenever possible.

RECOMMENDED ACTION MEASURES

- i. Encourage the City of Lake Oswego to provide sanitary sewers to the unsewered properties on Stone Bridge Way.

GOAL - PRIVATE UTILITIES AND PUBLIC SCHOOLS

1. Ensure private utilities provide reliable, high quality service to the Glenmorrie neighborhood and that neighborhood families are assured of close-to-home* elementary and junior high educational opportunities for their children.

POLICIES

1. Require underground utilities, where practicable*, throughout the neighborhood as public improvements and any private developments are planned and implemented.
2. Enhance the reliability and quality of electrical and communication services to the neighborhood by working directly with utility companies, the City, and Public Utility Commission.

RECOMMENDED ACTION MEASURES

- i. Work with the City, school district, and the Oregon Department of Transportation to ensure safe access to area schools, through traffic management, traffic-controlled crosswalks, safe bus waiting areas and planning and implementation of logical school bus routes.
- ii. Encourage the Lake Oswego School District to accommodate students within their elementary school attendance boundaries to prevent Glenmorrie elementary students from being bused outside their district.
- iii. Work with utility providers to ensure that they have adequate emergency preparedness and response plans.

GLENMORRIE NEIGHBORHOOD PUBLIC FACILITY PROJECTS

The following public facility projects (Figure 8) are identified within the City’s 20-Year Public Facility Plan (PFP)* and five-year Capital Improvement Program (CIP). It should be noted that some projects are identified in one plan and not in the other. In addition, the Glenmorrie Neighborhood has identified specific projects, which it desires to see addressed. The funded CIP projects are priority projects, which are intended to be implemented over a five-year period. PFP projects, which have not been included in the CIP, are proposed to be implemented over a longer time frame – up to twenty years. Neighborhoods have an ongoing opportunity to influence the type and timing of public facility projects by participating in the CIP and PFP updates. Update of the CIP corresponds to the budget process either at one or two year intervals, and includes several opportunities for neighborhood involvement at public meetings and at Planning Commission and City Council public hearings.

The following projects are listed by their reference numbers in the City’s Public Facility Plan* Those projects that do not have reference numbers are identified in the Five Year Capital Improvement Plan and not in the PFP.

SANITARY SEWER

PFPP Project SS-37- Stone Bridge Way Sanitary Sewer Extension

This project would extend the eight-inch sanitary sewer line in Old River Road to several properties on Stone Bridge Way that are currently served by septic tanks and drainfields. This project would resolve problems that may arise if these individual systems fail. It should be noted that some neighborhood residents have complained of odor and potential surface and ground water contamination from drainfield/septic tank failures that may have already occurred. The Clackamas County Sanitarian’s Office has also expressed concern that untreated effluent may be pooling at ground level and also flowing through the subsurface down to Old River Road.

This project was originally identified in the City’s Public Facility Plan* as scheduled for 1998 and costing \$215,000. However it has yet to be implemented, and has not been scheduled within the Capital Improvement Plan. The funding source is identified as local property assessments (local improvement district). In excess of 50 percent of the affected property owners would have to agree to be assessed for the project and it would require subsequent City Council authorization. The reason it has not been scheduled within the Capital Improvement Plan is the uncertainty of the local assessment (L.I.D) funding option.

The neighborhood recommends that if this project is implemented, that pavement repair on Stonebridge Way occur concurrent with sewer line construction.

PFPP Projects SS-42 - Marylhurst Lift Station Upgrades

Upgrades to the Marylhurst lift station are intended to reduce maintenance costs and extend the life of the Marylhurst lift station. The project is proposed to replace existing pumps, valving controls and electrical systems; install cathodes to protect against rust, and undertake seismic protection measures.

The project is scheduled in the CIP for 1999 – 2000 and is estimated to cost \$42,000. The funding source is the City Sanitary Sewer Fund.

PFPP Project SS-05 – Marylhurst Basin Sewer Line Rehabilitation Projects

Citywide, there are a number of sanitary sewer line rehabilitation projects that will:

- Eliminate cross connections between sanitary sewers and the surface water system, and;
- Rehabilitate or replace entirely deteriorated sewer pipe and manholes.

Major objectives of work within the Glenmorrie Neighborhood are to contain sanitary sewage within the piped system and to substantially reduce the infiltration* of storm water. This will significantly reduce the need to construct new lines, ensure that the hydraulic capacity of the sewage system, including the treatment plant is not exceeded. Reducing infiltration and inflow* also helps maintain conformance with Department of Environmental Quality regulatory requirements.

The CIP has programmed \$123,000 to be spent within the Glenmorrie Neighborhood, including sewer lines on Old River Road. Much of the work will take place on existing manhole connections to repair leaking connections. These projects are scheduled for 1999 – 2000. The funding source is the City Sanitary Sewer Fund.

PFP Project SS-18 – Marylhurst Trunk Upgrades

This is a relatively small project that is scheduled several years in the future (2015). If needed it will upgrade the pipe size of a major sewer line where it connects to the pressure line interceptor* located in the George Rogers Park bike path. This project may be needed because flows upstream may increase as development increases. However, if planned infiltration and inflow* reductions are achieved it may not be needed. The City will continue to monitor the performance of the line and make this determination at some time in the future.

The estimated cost of the project is \$13,000 and the funding is source is the City Sanitary Sewer Fund.

STORM WATER AND SURFACE WATER MANAGEMENT

Localized Flooding and Standing Water in the Public Right-Of-Way

The Glenmorrie Neighborhood Plan Steering Committee, through a questionnaire, sent to neighborhood residents identified a number of localized flooding problems, which represent potential damage and safety problems and are inconvenient for neighborhood residents. These are also identified on Figure 7 and are summarized below.

1. There is standing water and erosion at the intersection of Glenmorrie Drive and Chapin Way.
2. At 1361 Glenmorrie Drive there is a “sinkhole” which overflows and runs downhill on the driveway access for 17033 and 17037 Chapin Way.
3. On Glenmorrie Drive at 2277, 2221, 2165 and 2111, residents have noted that water flows down onto their property every winter and ponds, and sometimes washes out yards.
4. At 16705 Glenwood Court there occurs standing water at the bottom of the driveway and in the area between this property and 16715 Glenwood Court.
5. On View Crest Lane, surface water often overflows the berm at the back of the adjoining property and flows uncontrolled downhill towards Highway 43.
6. The drainage ditch on Highway 43 in the vicinity of View Crest Lane and Green Acres Lane, is full of debris and water overflows the ditch onto the adjacent properties.

7. At 16695 Glenwood Court there is standing water during the wet season along the length of the back portion of the property which abuts Highway 43. Water flows under the road to a location at the northwest corner of the property, which is about 9 – 10 feet below the road’s crown. Standing water also occurs on the property about 50’ – 60’ east of its northwest corner.
8. Standing water occurs at the Sharp corner of Glenmorrie Lane within the vicinity of 2064 and 2127, 2145 Glenmorrie Lane.
9. Standing water occurs on 2025 and 2064 Glenmorrie Lane.
10. At 2212 Glenmorrie Lane water runoff has a “petroleum smell and there is a iridescent oily look to it after it rains. Also excessive water runs from the back of 2535 Glenmorrie Drive through 2212 Glenmorrie Lane.
11. Standing water occurs at the “cul-de-sac” at the end of Glenmorrie Terrace and soil erosion occurs on the adjoining property.
12. Standing water occurs in the vicinity of 3025 and 3132 Stone Bridge Way.
13. Standing water occurs on 16965 Chapin Way.
14. There is a significant drainage problem on Highway 43 between Cherry Lane and the east side of Highway 43 on the back side of Tax Lots 2100, 2200, and 2300, Tax Map 2 1E CC which front on Glenwood Court. Water sheets west to northeast from Cherry Lane and also runs along the asphalt berm on the east side of the Highway to a catch basin. This catch basin is drained further eastward by a line which daylight to a stream corridor. Surface water flows often exceed the capacity of the catch basin and its discharge pipe. This condition has resulted in undermining of the catch basin and erosion in the area. These excess flows have also resulted in the flooding of the house at 16685 Glenwood Court.
15. Culverts in the road side ditch on the west side of Highway 43, at the crossings of Green Acres Lane, View Crest Lane and Glenmorrie Drive are silted in. The drain line crossing Highway 43 at the southern boundary of the Neighborhood and the overall drainage system is inadequate. It discharges into a stream corridor that forms the southern boundary of the Glenmorrie Neighborhood and eventually drains into the Willamette River. Drainage problems are experienced by several neighborhood properties, which abut the stream corridor.

It should be noted that the drainage ditch along this portion of Highway 43 on the east side is excessively deep and has no shoulder. It poses a real danger to drivers and bicyclists.

Public facility projects identified by the neighborhood planning process are subject to the City’s policy of prioritization, funding and scheduling through the Capital Improvement Plan and Public Facility process. In the case of drainage problems identified by the neighborhood, the City will investigate and determine their magnitude and appropriate course of action.

CITYWIDE PROGRAMS POTENTIALLY APPLICABLE TO THE GLENMORRIE NEIGHBORHOOD

The following five surface water management programs are potentially applicable to the Glenmorrie Neighborhood and are all scheduled in the City’s Capital Improvement Plan.

CIP Project SWM - 1 - City Wide Stream Restoration Projects

The protected stream corridors* in the Glenmorrie Neighborhood are candidates for this program. It is intended to fund the design and construction of improvements to stream systems throughout the City. Potential projects include restoration of degraded stream corridors*; bank stabilization and restoration of native plant communities* to improve storm water detention capabilities and water quality.

This is an on-going program that is budgeted City-wide at \$460,000 for the next five years. Revenue sources include City Surface Water Management Revenue Bonds and the Surface Water Management Fund.

CIP Project SWM - 2 - Small Works Projects

Many of the above localized flooding and standing water problems within the public right-of-way are candidates for the CIP “Small Works” projects. These are minor projects, which are less than \$25,000 in cost and include construction of catch basins, manholes and short reaches of storm drainage pipe. These projects are typically constructed with larger utility projects or several smaller projects are constructed as part of one construction contract.

This on-going program is budgeted City-wide at \$350,000 for the next five years. The funding source is the City Surface Water Management Fund.

CIP Project SW - 9 - Citywide Drywell Improvements

This program designs and constructs drywell and infiltration trench systems in areas of the City that experience localized flooding and where gravity drainage systems are not feasible. The program is funded at \$190,000 for four years beginning in 2000 – 2001. The funding source is the City Surface Water Management Fund.

FIGURE 7 LEGEND LOCALIZED DRAINAGE PROBLEMS

1. There is standing water and erosion at the intersection of Glenmorrie Drive and Chapin Way.
2. At 1361 Glenmorrie Drive there is a “sinkhole” which overflows and runs downhill on the driveway access for 17033 and 17037 Chapin Way.
3. On Glenmorrie Drive at 2277, 2221, 2165 and 2111, residents have noted that water flows down onto their property every winter and ponds, and sometimes washes out yards.
4. At 16705 Glenwood Court there occurs standing water at the bottom of the driveway and in the area between this property and 16715 Glenwood Court.
5. On View Crest Lane, surface water often overflows the berm at the back of the adjoining property and flows uncontrolled downhill towards Highway 43.
6. The drainage ditch on Highway 43, in the vicinity of View Crest Lane and Green Acres Lane, is full of debris and water overflows the ditch onto the adjacent properties.
7. At 16695 Glenwood Court there is standing water during the wet season along the length of the back portion of the property which abuts Highway 43. Water flows under the road to a location at the northwest corner of the property, which is about 9 – 10 feet below the road’s crown. Standing water also occurs on the property about 50’ – 60’ east of its north-west corner.
8. Standing water occurs at the sharp corner of Glenmorrie Lane within the vicinity of 2064 and 2127, 2145 Glenmorrie Lane.
9. Standing water occurs on 2025 and 2064 Glenmorrie Lane.
10. At 2212 Glenmorrie Lane water runoff has a “petroleum smell and there is a iridescent oily look to it after it rains. Also excessive water runs from the back of 2535 Glenmorrie Drive through 2212 Glenmorrie Lane.
11. Standing water occurs at the “cul-de-sac” at the end of Glenmorrie Terrace and soil erosion occurs on the adjoining property.
12. Standing water occurs in the vicinity of 3025 and 3132 Stone Bridge Way.
13. Standing water occurs on 16965 Chapin Way.
14. There is a significant drainage problem caused by inadequate drainage on Highway 43 between Cherry Lane and the east side of Highway 43 on the back side of Tax Lots 2100, 2200, and 2300, Tax Map 2 1E CC. Water sheets west to northeast from Cherry Lane and also runs along the asphalt berm on the east side of the Highway to a catch basin. This catch basin is drained further eastward by a line which daylight to a stream corridor. Surface water flows often exceed the capacity of the catch basin and its discharge pipe. This condition has resulted in undermining of the catch basin and erosion in the area. These excess flows have also resulted in the flooding of the house on 16685 Glenwood Court.
15. Culverts in the road side ditch on the west side of Highway 43 at the crossings of Green Acres Lane, View Crest Lane and Glenmorrie Drive are silted in. The drain line crossing Highway 43 at the southern boundary of the neighborhood and the overall drainage system is inadequate. It discharges into a stream corridor that forms the southern boundary of the Glenmorrie Neighborhood and eventually drains into the Willamette River. Drainage problems are experienced by several neighborhood properties, which abut the stream corridor. It should be noted that the drainage ditch along this portion of Highway 43 on the east side is excessively deep and has no shoulder. It poses a real danger to drivers and bicyclists.

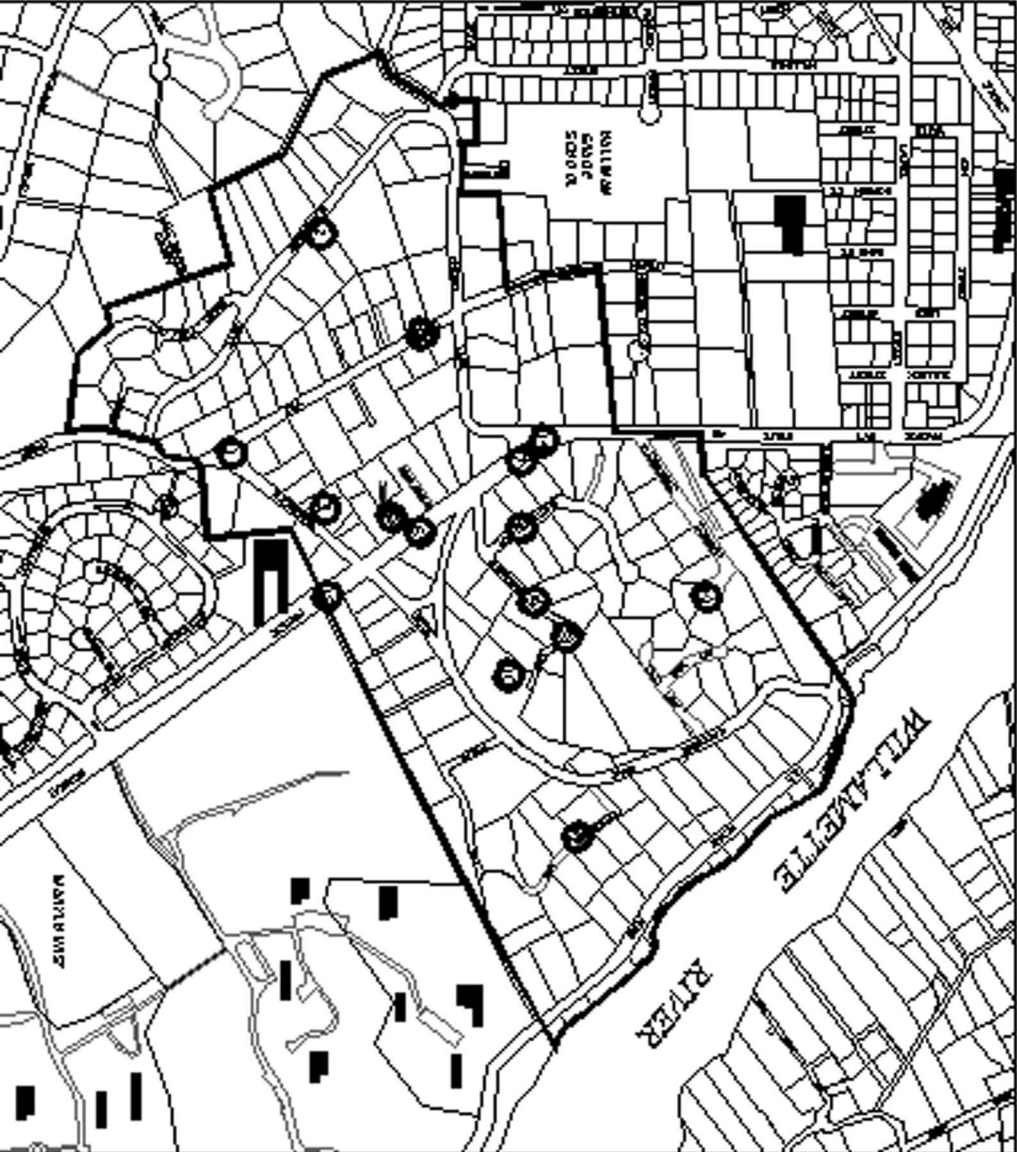
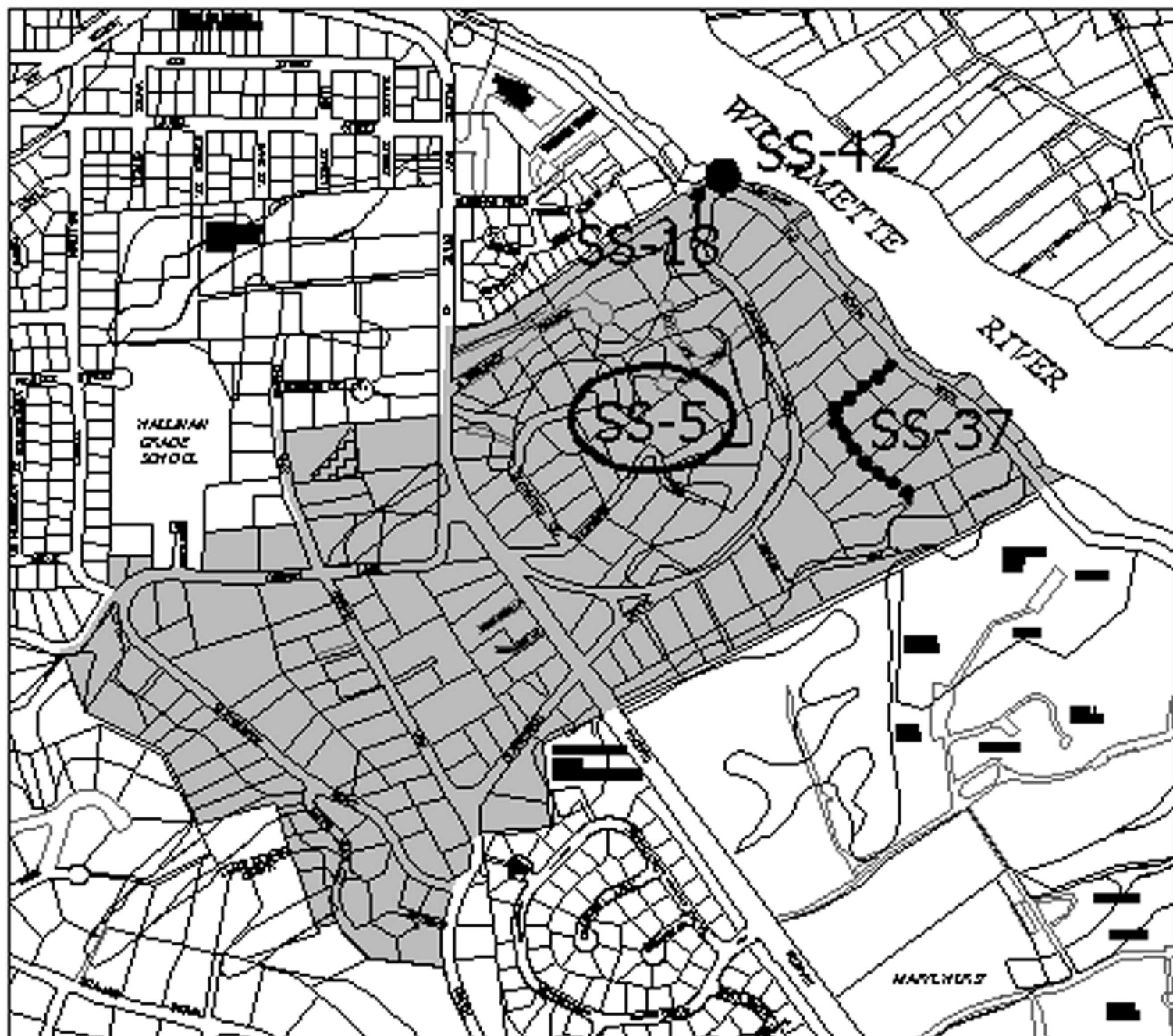


FIGURE 7
 GAINBORNE
 HIGHWOOD
 ASSOCIATION
 LOCALIZED
 DRAINAGE
 PROBLEMS

FIGURE 8
GLENMORRIS
NEIGHBORHOOD
ASSOCIATION

PUBLIC FACILITY
PLAN PROJECTS

SS Sanitary
Sewer



REVISED: MARCH
2000

GOAL 12: TRANSPORTATION

Summary of Major Issues

The transportation system within the Glenmorrie Neighborhood consists entirely of local residential streets except for State Highway 43, which bisects the neighborhood. These streets and Highway 43, a major regional arterial are integral to the character and quality of the neighborhood.

Especially important to the Glenmorrie Neighborhood is the management of cut-through traffic* and unsafe driving on Old River Road and Glenmorrie Drive. This is critical on Old River Road due to the large number of recreational walkers who must share the street with cars. Along the northwest boundary of the neighborhood, drivers also tend to cut-through on Cherry Lane to Hallinan Street and on to McVey Avenue to avoid back-ups that occur on Highway 43. This is a dangerous practice because of the difficulty of making northbound left turns from Highway 43 to Cherry Lane.

Highway 43 poses dangers to neighborhood residents and others which need to be addressed. The road is exceedingly difficult to cross, especially during peak travel times. Not only are drivers imperiled but so are school children walking, biking or riding the bus to Hallinan Elementary School. This situation also makes public transit use dangerous. The current bus stop is in an unsafe location because of the danger pedestrians are exposed to getting across the highway. The bike path on Highway 43 is also unsafe, because of the tendency of drivers to use it to pass on the right when cars are attempting to turn left onto Glenmorrie Drive and Cherry Lane. The curve by Cherry Lane has been the site of numerous accidents. These accidents are likely due to cars attempting to make the dangerous northbound left turn to Cherry Lane and being rear-ended and passing on the right. Between the period 1990 to mid 1999 a total of 25 reportable accidents involving 28 injuries occurred at this location and its general vicinity.

The neighborhood also has concerns that Highway 43 will become a greater barrier and its safety hazards get worse once the road widening required by the development of Mary's Woods is completed. In particular, it is feared that traffic speeds will increase and traffic conflicts will arise as the widened section of the Highway tapers back down to two lanes at the neighborhood's southern boundary.

There is a significant drainage problem on Highway 43 between Cherry Lane and the east side of Highway 43 on the back side of Tax Lots 2100, 2200, and 2300 of Tax Map 2 1E CC which front on Glenwood Court. Water sheets west to northeast from Cherry Lane and also runs along the asphalt berm on the east side of the Highway to a catch basin. This catch basin is drained further eastward by a line which daylight to a stream corridor. Surface water flows often exceed the capacity of the catch basin and its discharge pipe. This condition has resulted in undermining of the catch basin and erosion in the area. These excess flows have also resulted in repeated flooding of the house on 16685 Glenwood Court.

Culverts in the roadside ditch on the west side of Highway 43 at the crossings of Green Acres Lane, View Crest Lane and Glenmorrie Drive are silted in. The drain line crossing Highway 43 at the southern boundary of the neighborhood and the overall drainage system is inadequate. It discharges into a stream corridor that forms the southern boundary of the Glenmorrie Neighborhood and eventually drains into the Willamette River. Drainage problems are experienced by several neighborhood properties, which abut the stream corridor.

Within the Glenmorrie Neighborhood, there are no capacity related street construction projects currently identified by the Lake Oswego Five Year Capital Improvement Program (CIP) or within the Transportation Improvement Program (TIP) element of the City's current Transportation System Plan (TSP).

Two pathway construction projects are within the Glenmorrie Neighborhood. (Figure 9). One is identified within the current CIP and the other within the Public Facility Plan. These are the Old River Road and the Glenmorrie Drive multi-purpose pathways and are described below.

- Old River Road Pathway: This pathway was approved and funded by the City Council and connects George Rogers Park in Lake Oswego with West Linn's northerly city limits. The pathway is hard-surfaced, four to six feet in width and built on the east side of Old River Road for a distance of 4,800 feet. About 1,500 feet of the pathway is within the Glenmorrie Neighborhood. The pathway was built during the Summer of 2000.
- Glenmorrie Drive Pathway: This pathway is proposed along one side of Glenmorrie Drive beginning where the road intersects with Old River Road and the George Rogers Park bike path to Highway 43. It is scheduled within the 11-20 year time frame within the TSP's Transportation Improvement Program. The estimated cost is \$100,000 and the proposed funding sources are the City's Transportation System Development Charge (SDC) and other transportation related sources.

Both of the above pathways were studied extensively by a Council appointed ad-hoc citizen task force (Nov. 1998 - July 1999). The task force's report was mostly accepted by the City Council. However, the Council's decision regarding design of the Old River Road pathway, as described above, differed from that of the Task Force in several respects. The Old River Road Ad-Hoc Task Force had recommended a go-slow approach to building a pathway by:

- First, installing traffic management devices such as speed bumps and roadway pinch points to slow traffic and reduce the conflicts between pedestrians and the automobiles and to reduce the impacts on natural resources.

- Constructing a pathway only along the portion of Old River Road, outside the neighborhood, which fronts on the Sisters of the Holy Names, Christie School and Marylhurst University properties. Within the Glenmorrie Neighborhood the ad-hoc committee recommended to provide an improved graveled shoulder on the east side of the road to allow pedestrians to step off the road if necessary. This recommendation was made to reduce the aesthetic and environmental impacts of constructing a hard surface path on the neighborhood and the Willamette River Greenway.

The Task Force’s recommendation that the Glenmorrie pathway not be constructed was accepted. Copies of the Old River Road Report are available from the City of Lake Oswego Planning Department on the 3rd Floor of City Hall located at 380 “A” Avenue.

During the period of 1994-1998 Metro engaged in a process to identify the potential for a new Willamette River Crossing (bridge) in a travel shed* defined by the Ross Island Bridge and the I-205 Bridge in West Linn. Among several alternatives a bridge crossing south of the of the Glenmorrie Neighborhood was studied on property owned by the Sisters of the Holy Names. The alternative was rejected because, it did not provide for needed traffic relief in the travel shed; had significant negative environmental and neighborhood impacts and consequently had a very low benefit to the cost ratio.

In summary, the direction of the Goal 12: Transportation Chapter is to:

- Maintain the small-scale “country-lane” character of the neighborhood’s street system, and the privacy and quiet associated with low density detached residential development;
- Improve safety of all transportation modes*;
- Address access and other safety problems with Highway 43;
- Provide, safe and practicable pedestrian and bicycling opportunities, including the ability to cross Highway 43 safely; and
- Manage traffic to prevent speeding and to discourage cut-through traffic*

GOALS AND POLICES

GOALS

1. Ensure that the transportation system in the Glenmorrie Neighborhood is compatible with, and preserves the neighborhood’s character and positive qualities by:
 - a. Maintaining and enhancing the natural resources present in the neighborhood, such as stream corridors*, significant vegetation*, wildlife habitat and the Willamette River Greenway;
 - b. Maintaining or improving the safety of all transportation modes;
 - c. Maintaining the neighborhood’s aesthetic quality, and sense of privacy, safety and quiet, and;
 - d. Preserving the Willamette River Greenway in its natural state.
2. Reduce the safety hazard posed by Highway 43 to neighborhood residents and others.

POLICIES

1. Where appropriate, utilize traffic management devices* to prevent speeding, discourage cut-through traffic* and enhance pedestrian safety on Old River Road and Glenmorrie Drive and other local streets at risk of becoming routes for cut-through traffic.
2. Construct improvements on State Highway 43 and take other necessary safety actions to ensure road’s ability to function as a major transportation corridor and to prevent traffic diversion onto local residential streets.
3. Take action to ensure the ability to safely cross Highway 43 and to provide safe access to the roadway from Glenmorrie’s local streets.
4. Ensure the safety of Glenmorrie’s streets by maintaining low traffic volumes and slow speeds by preserving the narrow country lane character of the street system and using traffic management measures where necessary.
5. Ensure that Glenmorrie’s landowners are integrally involved from start to finish in the planning, design and implementation of transportation projects, such as pathways and make certain their concerns are addressed.

6. Maintain and improve access for neighborhood residents to public transit service on State Highway 43, especially by providing a safe means for pedestrians to reach the transit stop(s) and cross the road.
7. Maintain the small scale, “country lane” character of the neighborhood’s street system by:
 - a. Utilizing flexible design standards* to ensure pavement width and street design is appropriate for the function of the street and needs of the area served;
 - b. Using permeable surfaces, roadside ditches and bio-filtration methods* to convey and treat surface water runoff;
 - c. Preserving trees and other vegetation within the public right-of-way*; and
 - d. Maintaining the non-grid street pattern.
8. Preserve trees within the rights-of-way and on adjacent property, which provide tree canopy* and shade.
9. Give protection to pedestrians by providing adequate shoulder width to move out of the way of traffic, and of secondary importance to provide for on-street parking.
10. Ensure that the first use of undeveloped street right-of-way* is for future street trees, and pedestrians, and secondly for on-street parking and ensure it is not prevented from being utilized for these and other public uses by private encroachments such as landscape improvements, storage of vehicles, boats and trailers.
11. Ensure that the construction and repair of pathways* and roads does not contribute to localized flooding and erosion.
12. Vigorously oppose any Willamette River bridge crossing within the Glenmorrie Neighborhood or elsewhere in Lake Oswego.

RECOMMENDED ACTION MEASURES

- i. Identify and correct situations at intersections and on streets such as that which exists on Glenmorrie Terrace and Glenmorrie Lane as soon as they become apparent. These problems include poor street geometry and clear vision and turning radius restrictions, which pose traffic safety hazards and prevent safe access by emergency vehicles and school buses. Solutions may include street realignment, vegetation removal, installation of convex mirrors, and installation of stop bars.

- ii. Maintain traffic management devices* (speed bumps) on Old River Road and that portion of Glenmorrie Drive east of Highway 43 to enhance pedestrian and traffic safety and manage cut-through traffic*.
- iii. Encourage the City and the Glenmorrie Neighborhood Association to work together to determine the appropriateness of speed bumps or other traffic management devices* on neighborhood streets in addition to Old River Road and Glenmorrie Drive.
- iv. Work with the City to evaluate the possibility of lowering the speed limit on dead end streets and on Old River Road to 15 m.p.h. because of the extensive recreational use of the road by walkers, and bicyclists.
- v. Work with neighborhood residents, Hallinan School, Christie School and Montessori school to minimize traffic and parking impacts on neighborhood streets.
- vi. Work with the Oregon Department of Transportation (ODOT), Tri-Met and the City of Lake Oswego to develop a safe means to get pedestrians and bicyclists across Highway 43 such as a pedestrian stoplight and crosswalk.
- vii. Design and place neighborhood identification signage at major neighborhood intersections.
- viii. Where appropriate, allow alternative surface treatments such as gravel or other permeable, non-paved surfaces in the design for sidewalks, pathways and walkways*.
- ix. Identify and correct intersection sight distance* and geometry/alignment problems on Glenmorrie’s streets and install stop-bars where necessary to emphasize the requirement to stop such as at the intersection of Glenmorrie Lane and Glenmorrie Drive approaching Highway 43.
- x. Work with the City of Lake Oswego and ODOT to enhance roadside vegetation and implement other measures, such as new pavement materials to reduce noise on Highway 43. In this instance noise mitigation does not include concrete walls.
- xi. Work with the City of Lake Oswego and ODOT to resolve the following safety problems on Highway 43:
 - a. Unsafe crossing at Glenmorrie Lane for drivers, bicyclists, pedestrians and the school bus;
 - b. Drivers using the bike lanes to pass on the right;
 - c. Accidents, which happen on the curve by Glenmorrie Drive and Cherry Lane;

- d. Excessively deep roadside ditches with no shoulder separation from the pavement; and
 - e. Unsafe, turning movements onto and from Highway 43 at Glenmorrie Drive, Cherry Lane, View Crest Lane and Green Acres Lane.
- xii. Encourage the City of Lake Oswego to amend its Transportation System Plan to delete the proposed multi-purpose pathway on Glenmorrie Drive. A pathway is impractical because of:
- a. Inadequate width for new pavement due to proximity of steep banks associated with a protected stream corridor;
 - b. The number and location of driveways on the street; and
 - c. The presence of significant trees* and other vegetation, that would have to be removed to construct a pathway.



Walkers on Old River Road

- xiii. Discourage unauthorized, private improvements in the public street right-of-way and seek City enforcement of the Lake Oswego Municipal Code to remedy any problems posed by these actions such as:
 - a. Soil erosion and drainage problems;
 - b. Vehicle and equipment storage;
 - c. Through-way obstruction for pedestrians and bicyclists; and
 - d. Clear vision restrictions.



Highway 43 at Mid-morning

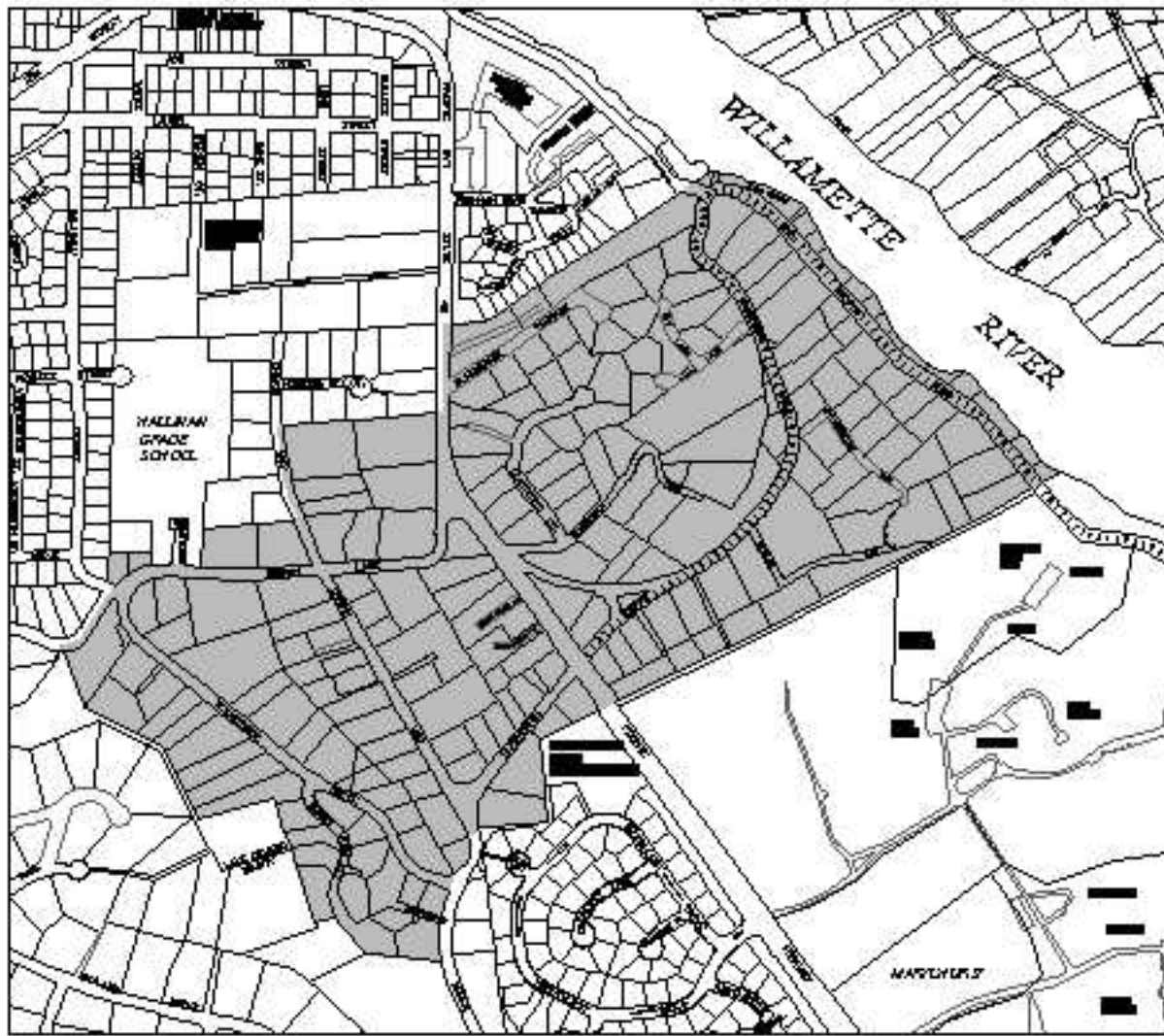


FIGURE 9
 GLEN MORRIS
 NEIGHBORHOOD
 ASSOCIATION
 TRANSPORTATION
 IMPROVEMENT
 PROGRAM PROJECTS

Proposed
 Shoulder
 Pathway

DATE: MAY 01
 2000

GOAL 15: WILLAMETTE RIVER GREENWAY

Summary of Major Issues

The Willamette River and its Greenway are among the most important defining natural features of the Glenmorrie Neighborhood. Glenmorrie borders the Willamette River continuously for approximately 2,000 feet (Figure 9). Within this area Old River Road provides access to abutting properties and also attracts a significant number of recreational walkers and bicyclists. The road itself runs for about 4,800 feet along the Willamette River from the George Rogers Park bike path connection to Old River Road to the West Linn City Limits, through Glenmorrie Neighborhood and property owned by the Sisters of the Holy Names and Marylhurst University.

Old River Road provides the recreational walker a means to directly enjoy the Willamette River Greenway. During good weather hundreds of joggers, walkers and cyclists use the road every week. When the Mary's Woods continuing care retirement center is built many more active elderly will walk on the road for recreation and exercise.

The public popularity of Old River Road and the City's interest in constructing a pathway within the road's right-of-way * presents several challenges to the neighborhood, including:

- Preservation of the area's sense of quiet and private character;
- Ensuring that private property is protected from trespass and the security of area residents is assured; and
- Preservation of the rural, non-urban character of the area and enhancement of the natural beauty and character of the Willamette River Greenway.

The neighborhood believes that it is possible to both accomplish these objectives, and safely accommodate those who enjoy walking on or along Old River Road, through careful management and cooperation by the City of Lake Oswego. This can be done by implementing the following goal, policies and recommended action measures.

GOALS AND POLICIES

GOAL

1. Preserve and enhance the scenic and natural resource values* of the Willamette River Greenway and its positive contribution to the natural beauty, peace and quiet of the Glenmorrie Neighborhood.

POLICIES

1. Protect and enhance the natural resource values and functions* of the Willamette River, its Greenway, and adjacent natural areas by:
 - a. Minimizing the amount of development, including impermeable surface (asphalt and concrete), retaining walls, grading and vegetation removal associated with improvements to accommodate automobiles, pedestrians and bicyclists on Old River Road;
 - b. Mitigating the impact of development through natural resource enhancement and restoration projects*;
 - c. Restoring wildlife habitat through restoration where possible of native vegetation; and
 - d. Environmentally sound bank stabilization.
2. Ensure future improvements and natural resource enhancement projects done in the Greenway and adjoining lands take into account the need to preserve views to the Willamette River for the enjoyment of Glenmorrie residents and those that walk and bike on Old River Road.
3. Protect trees and other native vegetation within the Greenway and where possible improve these resources through restoration projects*.
4. Ensure all development within the Greenway, including improvements within the Old River Road right-of-way* are consistent with all applicable regulations and standards including those pertaining to the Willamette River Greenway, water quality, flood plains, sensitive lands and tree-cutting.
5. Protect public and private property from vandalism and trespass and ensure public safety and the security of Glenmorrie residents.

RECOMMENDED ACTION MEASURES

- i. Install monument type entry signs at the Lake Oswego/West Linn City limits and the entrance to Old River Road from George Rogers Park to inform recreational walkers and bicyclists to be considerate of private property on both sides of the road.
- ii. Fix damaged and deteriorated guard rails and replace where possible with more aesthetic barriers consistent with the natural character of the area.

- iii. Develop and implement a law and regulation enforcement effort and public safety education program germane to the special conditions on Old River Road and the Willamette River Greenway to:
 - a. Minimize conflicts between vehicles, pedestrians, and bicyclists;
 - b. Prevent vandalism and trespass; and
 - c. Protect the safety and security of area residents.
- iv. Improve safety for those who use Old River Road by undertaking timely pavement repair and needed drainage improvements.
- v. Maintain the rural, natural quality of the Greenway and the country lane character of Old River Road by:
 - a. Minimizing the amount of development necessary to accommodate recreational walkers including new impervious surface, grading, retaining walls and tree removal;
 - b. Limiting the use of paint and signage to that needed for safety only;
 - c. Not installing streetlights or other forms of public outdoor lighting, and
 - d. Improving the appearance of the sewer pump station at the intersection of Glenmorrie and Old River Road consistent with the natural character of the Greenway.

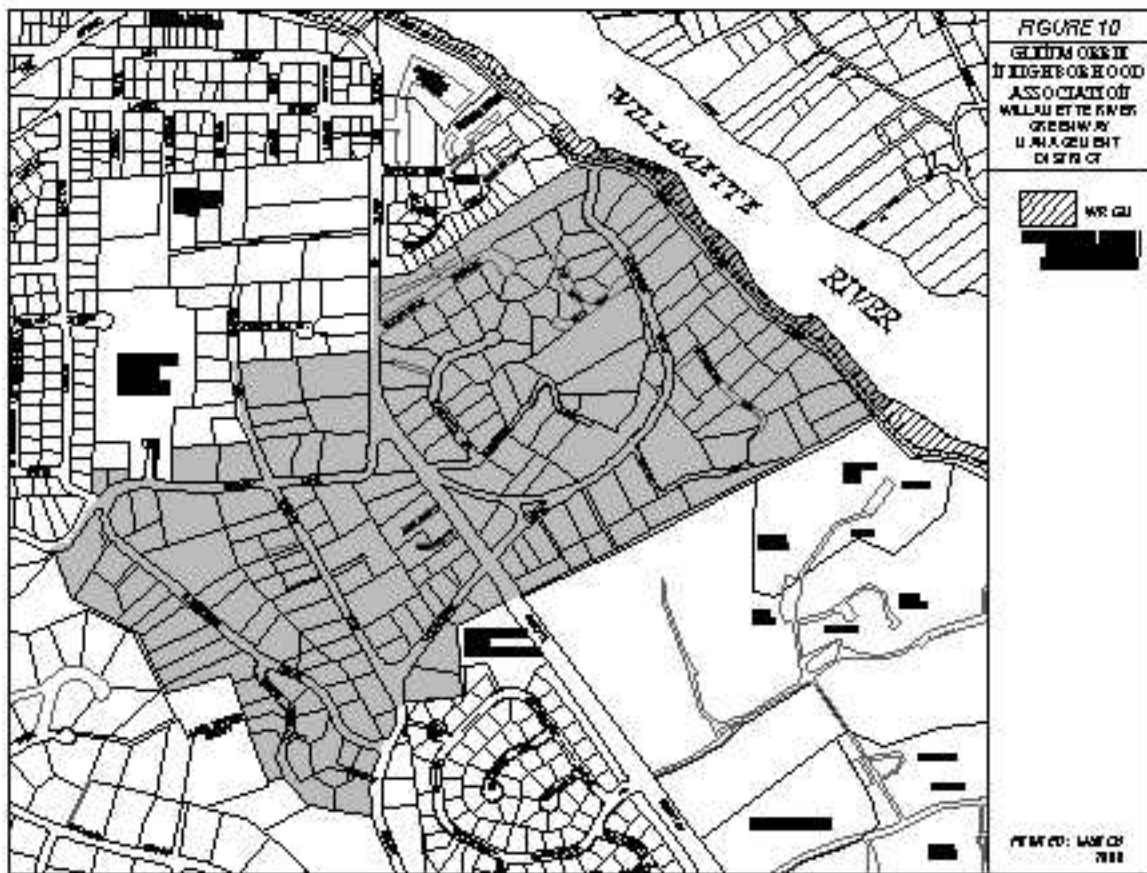


View of Willamette River From Old River Road

- vi. Encourage the City, State, Metro and other government agencies to work with Glenmorrie property owners, Marylhurst and the Sisters of the Holy Names to enhance the natural resource functions and values* of privately owned river front properties, especially in recognition of the endangered species of anadromous fish listing by the National Marine Fisheries.
- vii. The City should seek to minimize disturbance of established yards and landscaping when doing maintenance or improvements to Old River Road.
- viii. Enhance neighborhood security, prevent trespass and the destruction of Greenway resources by preventing unauthorized parking along Old River Road through installation of aesthetic barriers in those locations identified to be problems.
- ix. Judiciously utilize signage that is aesthetic and creative that states laws are enforced pertaining to trespass, blocking driveways, dumping garbage, etc.
- x. Involve both West Linn and Lake Oswego neighborhoods in an active program to promote driving safety on Old River Road and to report any unauthorized access to private property along the Greenway.



Willamette River Greenway - Old River Road



APPENDIX A

Terms and phrases which are marked by an asterisk* in the previous text are defined below:

Bio-filtration: Bio-filtration refers to practices, natural features and specially constructed facilities which use natural processes to remove sediments and other pollutants from surface water. For example, natural features such as vegetated swales, wetlands, stream corridors and permeable surfaces provide bio-filtration of surface water.

Reference(s): Goal 12, Policy 7

Capital Improvement Plan (CIP): The City of Lake Oswego's Capital Improvement Plan (CIP) is a five-year planning programming, and financing plan for protecting the City's investment in its infrastructure and for constructing new facilities to meet increased service demands. Every one or two years, Lake Oswego's CIP is updated and presents a prioritized schedule of major public improvements that will be implemented within a five year period and their possible sources of funding.

Reference(s): Plan Preface; Goal 6, RAM i; Goal 11, Summaries of Major Issues; Section IV, Sanitary Sewer, Policy 1.

Christie School Residential Treatment Facility: The Christie School is a non-profit organization which provides a secure living, learning and treatment environment for children who are severely emotionally handicapped. The Christie School is located adjacent to the Marylhurst Convent and borders Glenmorrie Neighborhood. Also, the Christie School operates a Group Care Home on Stone Bridge Way in the neighborhood.

Reference(s): Goal 1, Summary of Major Issues, Policies 2 and 3; Ram i.

Close-To-Home Educational Opportunities: This term, refers to the desire for Glenmorrie children, particularly of elementary and junior high school age, to not be transported to schools outside of the existing school attendance boundary, due to situations such as overcrowding, poor facility condition, budget decisions or other reasons.

Reference(s): Goal 11, Section V; Goal 1.

Conservation Easements: The granting of conservation easements is made possible by LOC Chapter 59 which establishes a process to encourage the voluntary retention and protection of the natural, scenic and open space values of the community by private property owners through donation or dedication of easements to the City or other non-profit or governmental organization whose purpose is to protect these resources.

Reference(s): Goal 5, RAM v.

Cut-Through Traffic: Cut-through traffic is through traffic or auto trips, which have neither trip end nor beginning within the neighborhood association boundary. Pursuant to Lake Oswego Comprehensive Plan, Goal 12, Sub-Goal 1, cut-through traffic is discouraged on residential streets and neighborhood collectors.

Reference(s): Goal 12, Summary of Major Issues, Policy 1, Ram ii.

Fire Flows (Adequate): A fire-hydrant and its service line is determined to deliver adequate flow to fight a residential fire if it can deliver a sustained flow of between 1,000 and 1,500 gallons per minute (g.p.m.).

Reference(s): Goal 11, Summary of Major Issues, Section 3, Goal 1.

Flow Test (Fire Hydrant): The Lake Oswego Department periodically “flow tests” hydrants by measuring their ability to deliver an acceptable amounts of water necessary to fight the type of fires that could strike the land uses within the general vicinity.

Reference(s): Goal 11, Section 3, Policy 4

Goal 5 ESEE Natural Resources Inventory: The Economic, Social, Environmental and Energy Analysis (ESEE) is defined by LOC 48.02.015 and is required pursuant to Statewide Planning Goal to regulate natural resources with the purpose of ensuring their protection. The purpose of the ESEE analysis is to balance the relative value of an inventoried natural resource against conflicting uses and thereby determine an appropriate level of protection through land use regulations. The ESSE Analysis forms the factual basis for the Lake Oswego Sensitive Lands Program (LOC Article 48.17) and was used initially to designate properties for protection. The City’s ESEE Analysis is available as the Lake Oswego Resource Areas Report and ESEE Analysis, dated April 1, 1997, as revised July 15, 1997.

Reference(s): Goal 5, Summary of Major Issues

Group Care Home: Group care homes are those where housing is provided for five or fewer, physically, mentally or socially handicapped persons. Consistent with state law, group care homes are allowed outright in all zoning districts where residential uses are allowed.

Reference(s): Goal 1, Policy 3; Goal 2, Summary of Major Issues

Heritage Tree Protection Program: The Heritage Tree refers to City Ordinance No. 2159 which is intended to recognize, foster appreciation of and provide for the voluntary protection of “Heritage Trees.” A Heritage Tree(s) is a tree or stand of trees of landmark importance due to age, size, species, horticultural quality or historic importance.

Reference(s): Goal 5, Policy 8, and RAM iii.

High level of police, fire protection and emergency preparedness services: For the purposes of the GMNP, this term is described as:

- a. The ability of the Lake Oswego Fire Department to reach the location of fire alarms within the City within eight minutes or less, and;
- b. The ability of the Police Department to reach the location of emergency calls for protection of life and property within a maximum time of five minutes.

Reference(s): Goal 11, Section 1, Goal 1

Home Occupations: Home occupations are defined by LOC 49.02.015 as a lawful use conducted in a residential zoning or on the premises of a dwelling unit, said use being secondary to the use of the dwelling for dwelling purposes. Home occupations are regulated by LOC 48.20.545, which states:

A home occupation may be conducted where allowed by other provisions of this chapter if the following conditions are continuously complied with:

- a. The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.
- b. A current and valid business license is maintained.
- c. No employees other than family members who reside at the dwelling.
- d. No outside storage of goods or materials other than vegetation.
- e. No more than 25% of the dwelling is devoted to non-residential use. (Ord. No. 1851, Sec. 1; 11-16-82.)

Reference(s): Goal 10, Policy 7

Infiltration and Inflow (I&I): This term is used to describe extraneous components of wastewater flow. Infiltration occurs when groundwater leaks into the sanitary sewer through defects such as cracked or broken pipes, poor joints or dilapidated manholes. Inflow occurs when storm runoff flows directly into the sanitary sewer system at storm sewer cross connections, roof and foundation drains, catch basins and faulty or submerged manholes.

Reference(s): Goal 11, PFP Project Descriptions, SS-18 and SW-9.

Lake Oswego Neighborhood Association Coalition (LONAC): LONAC is an organization composed of representatives of the Lake Oswego's Neighborhoods not chartered by the City which serves as a forum to discuss and represent the common interests of the community.

Reference(s): Goal 1, RAM iii.

Landscape Features: This term includes features such as, groves of trees, individual and significant trees, unique vegetation; historic sites, stream corridors and topographic features all which, either individually or together, lend uniqueness to the Glenmorrie Neighborhood.

Reference(s): Goal 10, RAM iv

Limited Water Storage (Glenmorrie Water Cooperative): This term refers to the relatively small storage capacity of the Cooperative’s reservoir (30,000 gallons). The small size of the reservoir would pose a problem for emergency fire-flow needs if an interconnection had not been made with a Lake Oswego 12 inch water line which can provide up to 1,000 g.p.m. if needed.

Reference(s): Goal 2, Policy 3

Mary’s Woods Continuing Care Retirement Center (CCRC): The Mary’s Wood’s CCRC is a major retirement / care center built on the property of the Sister’s of the Holy Names Convent. Ultimately, the project may include up to 700 units and range of supporting land uses.

Reference(s): Goal 1, Summary of Major Issues; Goal 12, Summary of Major Issues, Goal 15, Summary of Major Issues.

Metro Urban Growth Management Functional Plan: The purpose of the Metro Urban Growth Management Functional Plan is to implement the Regional Urban Growth Goals and Objectives including the Metro 2040 Growth Concept and the Regional Framework Plan. The Functional Plan is intended to serve as a guideline for local Comprehensive Plans consistent with ORS 268.390.

Reference(s): Goal 12, Summary of Major Issues; Goal 15, Summary of Major Issues

Native Plants and Plant Communities: The association of trees, shrubs, ground cover and aquatic plants that provide the opportunities for food, cover and nesting to sustain wildlife populations. Native plants or plant communities are those which are indigenous to the area. Within stream corridors these plant communities affect the hydrologic characteristics of a stream corridor, reduces runoff turbidity, provide shade which reduces thermal pollution, filters out nutrients carried by runoff, protects stream corridor soils and slopes from erosion, and provides habitat for fish, wildlife and aquatic organisms.

Reference(s): Goal 5, RAM iii

Natural Resource Functions and Values: Natural resource functions and values are defined in LOC 48.02.015 as the benefits provided by natural resources. The benefits may be physical, environmental, aesthetic, scenic, educational, or some other non-physical function or a combination of these. For example, the functions and values of a wetland can include its ability to provide storm water detention for “x” units of water draining “y” acres and its ability to provide food and shelter for “z” varieties of migrating waterfowl. In addition, an unusual native species of plant and

a natural resource area could be of educational, heritage or scientific value. Most natural resources have multiple functions and values. For example stream corridors, tree groves and wetlands share some or all of the following beneficial characteristics:

- a. Wildlife and plant habitat protection
- b. Protection of sensitive, threatened or endangered species
- c. Erosion control
- d. Flood and storm water storage
- e. Water quality enhancement
- f. Ground water recharge
- g. Open space, passive recreation, and visual enjoyment
- h. Cultural, social, educational and research values.

Goal 5, Policy 3; Goal 15, RAM vi.

Natural Surface Water Drainage System: This is the part of the surface water drainage, storage and retention system that does not consist of curbs, pipes and catch basins. It is comprised of open channels, swales, stream corridors and wetlands. Also, to a significant degree it consists of permeable surfaces which allows water to percolate into the soil.

Reference(s): Goal 6, Policy 1

Neighborhood Character: Neighborhood character is the composite of natural and built features, locational context and social characteristics which makes Glenmorrie Neighborhood unique within the larger context of Lake Oswego and the Portland metropolitan area. As used in the Neighborhood Plan, neighborhood character is what Glenmorrie residents hold valuable and wish to preserve and enhance.

There are four neighborhood character themes within the Plan. These are:

1. A low density, detached single family residential land use pattern;
2. Abundance of natural resources and the sense of privacy and quiet;
3. Narrow, winding “country lane” streets;
4. A sense of spaciousness and access to views.

Reference(s): Neighborhood Character Statement; Goal 10, Summary of Major Issues and Appendix B.

Nuisance Situations: Nuisances are broadly defined as anything which interferes with, annoys or disturbs the free use of one’s property or which renders its ordinary use or physical occupation uncomfortable. This definition extends to everything that endangers life or health, gives offense to the senses, violates the laws of decency, or obstructs the reasonable and comfortable use of property. Nuisances also refer to wrongs arising from an unreasonable or unlawful use of property to the discomfort, annoyance, inconvenience or damage of another. This usually involves continuous or recurrent acts.

A public nuisance is further defined by LOC 34.08.400 as:

- a. Any condition or use of property, which causes or tends to cause detriment or injury to the public health, safety, welfare;
- b. Any condition specified in LOC 34.10.500 to 34.12.600; or
- c. A condition defined as a nuisance by any Lake Oswego Code provision. (Ord. No 1856, Sec. 1; 12-28-82.)

Reference(s): Goal 5, Policy 6

Pathways, Walkways, and Sidewalks: Walkways are defined as paved or graveled pedestrian ways within the public right-of-way usually at the same grade with an adjacent street. Pathways may be also separated from the street by an intervening landscaped strip. Pathways are multi-purpose-paved areas intended to accommodate both pedestrians and bicyclists. They may be also adjacent and at the same grade as the street or separated by a landscaped strip. Pathways and walkways are, contrasted to urban sidewalks, which are typically constructed in conjunction with curbs, gutters and a piped storm drainage system.

Reference(s): Character statement; Goal 6, Policy 2; Goal 12, Summary of Major Issues and RAM ix.

Pre-application Neighborhood Meetings: This term refers to LOC 49.36.705, which requires neighborhood contact by a person proposing a land use action for certain land use applications. The LOC requires that prior to submittal of an application for a partition, subdivision or a major development, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. The Planning Director may require neighborhood contact pursuant to this Section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing of an application. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.

Reference(s): Goal 1, Policy 4

Preserve Views: It is the intent of the Glenmorrie Plan to encourage and where possible prevent new development from obstructing important neighborhood views through review of site design; regulation of building mass and heights; and the planting of new ornamental vegetation, especially hedges.

The neighborhood Plan does not intend that the desire for view protection to result in the removal of existing vegetation or to prevent the management or enhancement of the area’s natural resources, including native and nonnative trees, stream corridors, Willamette River and other riparian areas.

Reference(s): Goal 5, Policy 11, RAM xii

Public Facility Plan (PFP): The City’s PFP identifies the major facilities and capacity improvements to city infrastructure that are necessary to support land uses allowed by the Comprehensive Plan. These facilities include water, sanitary sewer, storm drainage and surface water management, and major transportation improvements. The PFP is used in conjunction with the CIP as described above to coordinate, program and phase public facility funding decisions.

PFPs are required by Statewide Planning Goal 11, Public Facilities and Services for all cities with populations greater than 2,500 to ensure that cities plan and develop timely, orderly and efficient arrangements of public facilities and services to serve as the basis of urban development.

Reference(s): Plan Preface; Goal 1, Policies 1 and 2, Goal 6, RAM I, Goals 11 and 12, Summaries of Major Issues

Restoration / Enhancement Projects (Natural Resources): Natural resource restoration/enhancement projects are efforts to re-establish the functions and values of degraded natural resources through human effort.

Riparian / Water Quality Resources: These are resources associated with water bodies such as wetlands, stream corridors, and the Willamette River and are dependent on access to water. Riparian areas are transitional between aquatic and upland zones, and as such contain elements of both aquatic and terrestrial ecosystems. Riparian resources are valuable to water quality by stabilizing banks and channels and also serving as a buffer between bodies of water and surface water runoff by thus filtering sediments and other pollutants.

Reference(s): Goal 5, Summary of Major Issues

Secondary Dwellings: A secondary dwelling unit, attached or separate, may be located on a lot already containing a dwelling unit which complies with LOC 48.20.547 [LOC 48.02.015]. These standards are as follows:

A secondary dwelling unit may be allowed in conjunction with a single-family dwelling by conversion of existing space, by means of an addition, or as an accessory structure on the same lot with an existing dwelling, when the following conditions are met:

- a. The site is large enough to allow one off-street parking space for the secondary unit in addition to the required parking for the primary dwelling.
- b. Public services are to serve both dwelling units.
- c. The number of occupants is limited to no more than two persons in the secondary unit.
- d. The unit does not exceed one bedroom and an area of 800 square feet, or a total FAR of 0.4 for all buildings. No more than one additional unit is allowed.
- e. The unit is in conformance with the site development requirements of the underlying zone and LOC Chapter 45.
- f. The following minimum area standards shall be met: a) 1 person - 250 square feet; b) 2 persons - 500 square feet
- g. One unit shall be occupied by the property owner.

Reference(s): Goal 10, Ram iv.

Sewer Pressure Line: This is a sewer line that is pressurized by a pump which conveys sewage under pressure. Sewer pressure lines are most often used where there is inadequate grade to allow wastewater to flow by gravity to the treatment facility or main interceptor. The sewer line along the George Rogers Park bike path is a pressure line.

Reference(s): Goal 11, Summary of Major Issues

Sight Distance Problems (pertains to streets): Sight distance problems occur when vegetation or other materials obstruct the view of drivers, pedestrians or bicyclists at street intersections.

Reference(s): Goal 12, Ram x.

Significant Trees and other Landscape Features: Significant trees in the Glenmorrie Neighborhood are those evergreen trees 30 feet and taller and deciduous trees with a diameter of 10” or greater and a height of 30 feet or more. This term is also used in the context of “significant historic trees” and significant vegetation. For the purposes of implementing the Glenmorrie Plan historic trees are those which are fifty or more years old. Significant vegetation is that which by virtue of its uniqueness, mass, size or scale provides:

- a. Buffering, screening, and lends a sense of dimension to the neighborhood especially the streetscape;
- b. Food, cover and nesting habitat for wildlife;
- c. Occurs in conjunction with significant stream corridors, wetlands, tree groves and the Willamette River Greenway, and
- d. Focal point of horticultural interest.

Reference(s): Goal 5, Policies 7 and 9; Goal 10, Policy 1, RAMs iii and iv; Goal 12, RAM xiii.

Skinny Streets: In the context of the GNP “skinny streets” are those which are developed to a minimum driving width necessary to provide required access to adjacent residential land uses and to allow for emergency vehicle access. In some instances this may allow for the construction of “queuing” streets which are intended for two-way traffic, but are comprised of a single traffic lane and a parking lane on one or both sides of the street. When two vehicles meet, one of the vehicles must yield by pulling over into a vacant segment of the adjacent parking lane.

Reference(s): Goal 10, Policy 1

Stream Corridors: A stream corridor is an area of land that includes a stream and a set of natural features generally associated with the stream. These natural features include, stream channels, flood plains, wetlands, riparian vegetation, associated vegetation, steep slopes, and habitat features [LOC 48.02.015]. A stream corridor generally includes the following, which are further defined by LOC 48.02.015:

Reference(s): Neighborhood Character Statement; Goal 2, Policy 9; Goal 5, Summary of Major Issues, Goal, Policies 1, 2, 3, 12 and RAMS iii, and vii; Goal 6, Summary of Major Issues, Policy 6; Goal 11, CIP Project SWM-1; Goal 12, Summary of Major Issues, Goal 1, RAM 13.

Street Right-of-Way: A street right-of-way consists of publicly owned land on which there exists, or on which it is intended to construct, a public street and other public transportation improvements. Throughout the Neighborhood Plan the terms “street right-of-way”, “road right-

of-way”, and “public-right-way” are used interchangeably and have the same meaning. Within this context, the term undeveloped right-of-way means that portion of the right-of-way on which there is no public improvements such as road surface, sidewalks, pathways, drainage facilities

Reference(s): Goal 5, Policy 9, RAM i and ix; Goal 11, Summary of Major Issues, Section 2, Goal 1, Policy 2; Section 3, Policy 2; Goal 12, Summary of Major Issues, Policies 7, 8 and RAMs xii, xiv; Goal 15, Summary of Major Issues, Policy 4.

Substantially Remodeled: Exterior renovation or expansion of an existing residence that results in, a) an increase in the existing building foot-print of 10% or more; b) an increase or decrease in building height of 10% or more feet, and c) the construction of any new accessory structure which requires a building permit.

Reference(s): Goal 10, RAM iv.

Storm Drainage and Water Quality Management Measures: “Storm drainage and water quality management measures” are structural and non-structural practices associated with new development or any significant disturbance of soil necessary to:

- a. Maintain surface water quality by preventing measurable erosion or otherwise limit soil erosion and sediment transport to less than one (1) ton per acre per year;
- b. Control other pollutants from entering the surface water system, and;
- c. Control the quantity and duration of storm water discharged into the surface water system following major storm events.

Regulations and standards for erosion control are addressed by LODS 52.02.010. Lake Oswego Drainage Standards are addressed by LODS 11.005 and 12.005 for Major and Minor Development.

Reference(s): Goal 6, Policy 4

Traffic Management Devices: Traffic management devices are defined as apparatus installed or constructed to regulate the flow of traffic not subject to the standards of the MUTCD, including speed humps, curb extensions, traffic circles, traffic diverters and street closures [LOC 32.02.10].

Reference(s): Goal 12, Policy 1 and RAMs ii, iii.

Transportation Modes: This term refers to the full range of ways that people are capable of traveling from one place to another. The options readily available to Glenmorrie residents include walking, biking, bus and automobile.

Reference(s): Goal 12, Summary of Major Issues and Goal 1

Travel Shed: A travel shed is a term used in transportation planning that describes a large geographic area, that within which trips are generated that have discernible and cumulative impacts on specific facilities such as bridges and major streets or highways.

Reference(s): Goal 12, Summary of Major Issues.

Tree Canopy: In the context of the Glenmorrie Neighborhood Plan, the tree canopy is the three-dimensional aesthetic quality imparted to the neighborhood by the existence of large numbers of existing large trees whose crowns may or may not interweave. The Glenmorrie Neighborhood tree canopy is one of the predominant natural features common to the neighborhood, whose preservation and enhancement is essential to the neighborhood's identity. The tree canopy may or may not have an associated understory.

Reference(s): Goal 5, Policy 6; Goal 12, Policy 8 and RAM iii.

Tree Grove(s): A tree grove is defined by LOC 48.02.015 and is a stand of three or more trees (of the same species or a mixture) which form a visual and biological unit, including the area between the forest floor and the canopy, including skyline trees, and including any understory vegetation existing within the canopied area. A stand of trees must be at least 15' in height and must have a contiguous crown width of at least 120 feet to qualify as a tree grove.

- a. Associated Tree Grove: A tree grove that is contiguous with the boundaries of a designated stream corridor or wetland and contributes to the resource value of the riparian area by extending and operating in conjunction with the habitat of the riparian area and providing flood control and water quality enhancement. Such tree groves are located within the buffer areas of a wetland or stream corridor but may extend beyond the buffer.
- b. Isolated Tree Grove: A grove of trees that is not associated with a stream corridor or wetland as described as above.
- c. Upland (or upland forests): The non-riparian portions of tree groves lying outside of stream corridor.

Reference(s): Neighborhood Character Statement; Goal 2, Policy 9; Goal 5, Goal 1, Policies 1, 3, 6, 12 and RAM ii, vii.

Water Quality Benefits: Water quality benefits are derived when action is taken to remove sediments and other pollution from surface or ground waters. Also, natural conditions and resources such as stream buffers and healthy riparian areas provide water quality benefits by filtering pollutants and preventing erosion.

Reference(s): Goal 6, Policy 4

Water Quality Management Measures: These are actions which are taken to improve water quality such as restoration of stream corridors, construction of water detention facilities and use of effective erosion control measures.

Reference(s): Goal 5, Policy 4

Wetland(s): A wetland is defined by LOC 48.02.015 and is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include but are not limited to swamps, marshes, bogs, and similar areas. An Isolated Wetland: A wetland that is not linked or connected to an adjacent stream corridor, wetland or tree grove, or other wooded area.

Reference(s): Goal 2, Policy 9, Goal 5, RAM vii

Where Practicable: This term refers to a test of reasonableness and practicality when applying a condition of development approval or seeking to implement a specific plan goal, policy or recommended action measure. Factors to be considered include the cost and effort required to accomplish the desired end in relationship to the scale of development and whether the desired end is realistic in relationship to the resources available.

APPENDIX B

LAKE OSWEGO COMPREHENSIVE PLAN GOAL AND POLICY REFERENCES TO NEIGHBORHOOD CHARACTER AND COMPATIBILITY

Goal 2: Land Use Planning, Section 1, Policies, 4 (b), 5(b[i.]), 18

4. Require land use regulations to:
 - b. Promote compatibility between development and existing and desired neighborhood character;
5. Maintain residential neighborhoods at existing zone and plan density designations, except where:
 - b. In areas where applicable and adopted neighborhood plans allow consideration of zone and plan amendments to higher density designations based on:
 - i. Locational criteria and design and development standards to ensure compatibility with existing and **desired neighborhood character** and;
18. Develop and adopt specific Neighborhood Plans and implementing measures consistent with the Comprehensive Plan as the means to **enhance neighborhood livability and achieve desired neighborhood character**. A Neighborhood Association may request the Planning Commission and City Council to initiate Neighborhood Plan Map and text amendments at any time, without fee, upon finding that the proposed changes are in the public's interest and consistent with the Comprehensive Plan.

Goal 6: Air, Water and Land Resource Quality, Section 1: Air Resource Quality, Policy 5

5. Encourage land use patterns, which while reducing dependency on the automobile are also **compatible with existing neighborhoods**.

Goal 8: Parks and Recreation, Policy 8(a)

8. Develop Parks that:
 - a. Are **compatible with adjacent land uses** by using setbacks and effective buffering and screening to minimize impacts of intensive uses such as traffic, parking, bright lights, and noise;

Goal 9: Economic Development, Policies 2(a), 3(c), 5

2. Maintain the boundaries of existing commercial and industrial areas which border residential neighborhoods existing at the time of this policy’s adoption, except where adopted and applicable Neighborhood Plans allow consideration of zone and plan amendments to commercial or industrial designations based on:
 - a. Locational criteria and design and development standards to ensure compatibility with desired neighborhood character, and;
3. Require new commercial and industrial development to:
 - c. Comply with design and aesthetic standards to ensure compatibility with surrounding land uses and Lake Oswego’s overall community character.
5. Allow home occupations* subject to regulations that ensure compatibility with the surrounding residential neighbors.

Goal 10: Housing, Policy 2

2. Require design review to determine the actual number of units permitted on a development site through an inventory of site conditions which demonstrates how proposed development is compatible with the site, surrounding uses, other Plan policies, and capacity of public facilities.

Goal 12: Transportation, Sub-Goal 3, Neighborhood Collectors and Local Residential Streets, Policies 4 (a) and 5(a,b)

4. The City shall utilize flexible design criteria and construction standards for local residential street and neighborhood collector improvement projects. Design criteria shall be consistent with the adopted neighborhood plan. In particular these standards shall promote:
 - a. Street development which is compatible with the physical and social characteristics of each neighborhood to promote neighborhood identity and beauty.
5. The City shall ensure that new development which will use new and existing neighborhood collectors and local residential streets is compatible with these street’s function and character. Development approval of new land uses shall ensure that:
 - a. The quiet residential quality of neighborhood streets is fostered and maintained; and,

- b. Street improvements required to serve new land uses are designed in accordance with the adopted neighborhood plan and to the minimum necessary scale.



Glenmorrie Lane

APPENDIX C

NEIGHBORHOOD PLAN REFERENCES TO THE LAKE OSWEGO CODE

- LOC Chapter 48, Lake Oswego Zoning Code
- LOC Chapter 49, Lake Oswego Development Code
- LODS Chapter 17, Flood Plain Management Standard
- LOC Chapter 55, Tree Code
- LOC Chapter 38, Nuisances
- LOC Chapter 59, Conservation Easements
- LODS Chapter 52, Drainage Standard
- LOC Chapter 32, Streets and Sidewalks